



Newbury Street, Wantage, OX12 8DF

Guide Price £500,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented four bedroom semi detached Victorian house situated in the centre of Wantage town.

This impressive house comprises an entrance hall, a generous lounge with a bay front window, a working fireplace, wooden floorboards and picture rails. To the rear of the house is a superb open plan kitchen dining room, with French doors onto the west facing garden. The kitchen has a range of eye and base level units, a Rangemaster cooker and space for a fridge/freezer, dishwasher and washing machine.

To the first floor are two double bedrooms and a stylish bathroom, there are two further double bedrooms on the top floor.

To the rear is a charming garden with patio area, well-maintained lawn, raised beds and two sheds.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. There is no allocated parking. The government portal generally highlights this as a very low flood risk postcode but does indicate medium surface water. We are not aware of any planning permissions in place which would negatively affect the property.



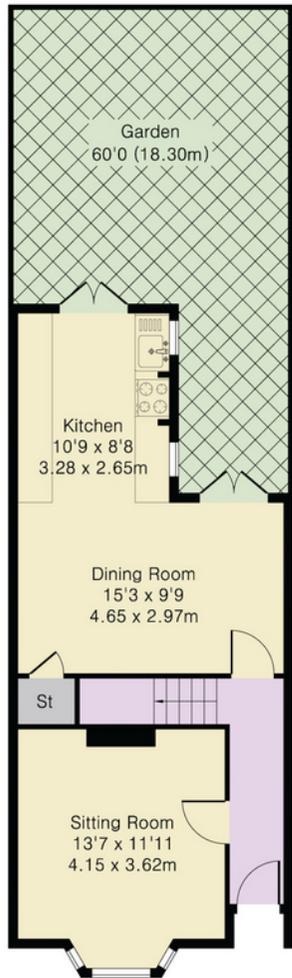


Key Features

- Four bedroom period house
- Lounge with bay window and fireplace
- Open plan kitchen dining room
- West facing garden
- Period features throughout
- Stylish bathroom
- Excellent location within Wantage
- EPC Rating D
- Council Tax E

The Location

Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages, a range of shopping and leisure facilities, as well as a market on a Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes.

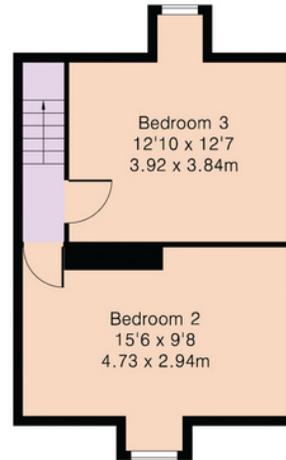


Ground Floor

Approximate Gross Internal Area 1174 sq ft – 109 sq m
 Ground Floor Area 474 sq ft – 44 sq m
 First Floor Area 379 sq ft – 35 sq m
 Second Floor Area 321 sq ft – 30 sq m



First Floor



Second Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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