



The Ives, Wantage, OX12 8BP

£285,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A modern two bedroom townhouse situated in the heart of Wantage town centre and constructed in 2016 by Seville Developments.

The Property

This beautiful property has impressive curb appeal with floor-to-ceiling glazed windows on both the ground and first floors and mature flower beds framing the front door.

The ground floor comprises an open plan kitchen / sitting / dining room, a downstairs toilet with utility and a cloakroom. The kitchen has a range of base and eye level units, a built-in oven with hob and a fridge / freezer. The first floor includes a cupboard on the landing, an exceptionally large master bedroom with fitted wardrobes and an en-suite bathroom. The second floor has a double bedroom, with a sky-light, and an en-suite shower room. Other benefits include underfloor heating on the ground floor, gas central heating, allocated off-street parking and double-glazed windows and doors.

Estate maintenance charge - £431 pa



Some material information to note: Freehold house. Gas central heating. Mains water, mains electricity and mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile coverage is available with all major providers. The Government portal states that this postcode has a medium risk of surface water flooding (less than 3.3% each year) and very low risk of flooding from rivers and the sea. We are not aware of any planning permissions in place which would negatively affect the property.



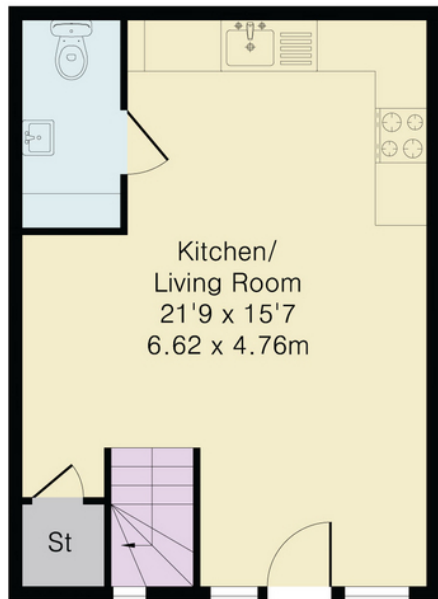
Key Features

- Two bedroom modern house
- Open plan kitchen / sitting room
- Underfloor heating to the ground floor
- Integrated kitchen appliances
- Master bedroom with ensuite
- Bedroom two with ensuite
- Cloakroom
- Parking space
- Close proximity to Wantage Town Centre
- Council Tax band: D, EPC rating: B

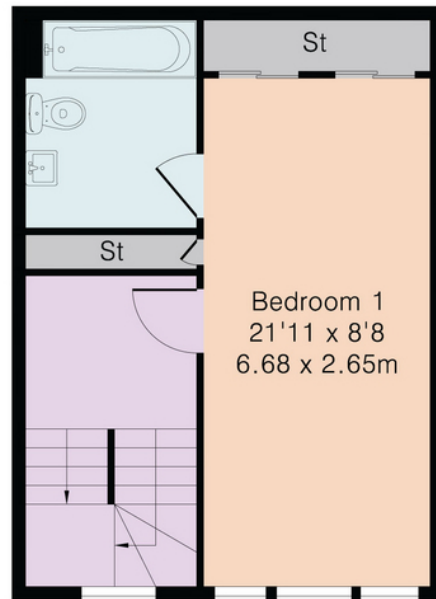
The Location

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 miles.

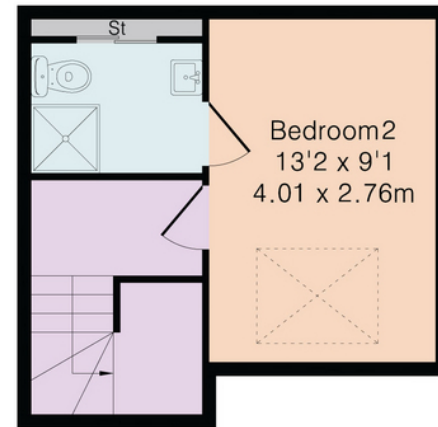
Approximate Gross Internal Area 891 sq ft – 82 sq m
Ground Floor Area 337 sq ft – 31 sq m
First Floor Area 337 sq ft – 31 sq m
Second Floor Area 217 sq ft – 20 sq m



Ground Floor



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.

Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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