



Ham Croft, Wantage, OX12 9ED

£375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Attractive three bedroom semi detached home positioned with a south facing rear garden and just a short stroll into Wantage town centre.

Presented in immaculate order this spacious home comprises a welcoming entrance hall, bright sitting room with a pleasant box bay window and a log burning stove, open plan modern kitchen / dining room with double doors leading to the rear garden.

To the first floor a master bedroom with built in wardrobes, two further good size bedrooms and a family bathroom with shower over bath.

Driveway parking for two vehicles leads to the attached single garage, a further lawned area at the front, a covered walkway leads through to a desirable south facing rear garden which is mainly laid to lawn with shrub borders.

Some material information to note: Gas central heating. Driveway parking. Mains water, mains electrics and mains drainage. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode and mobile signal availability is available with all major providers. The government portal highlights this as a low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.



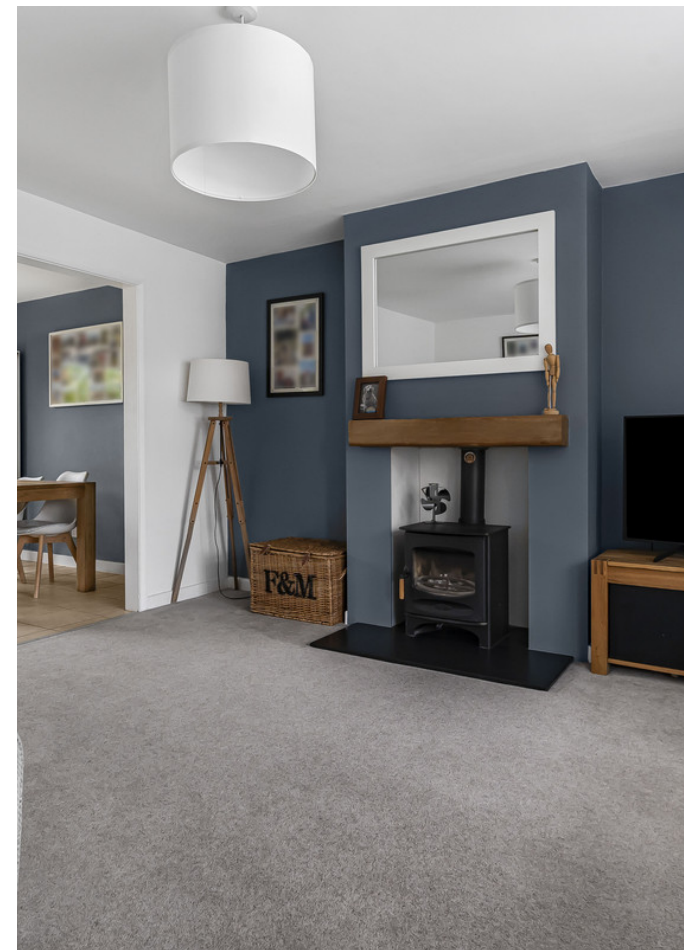


Key Features

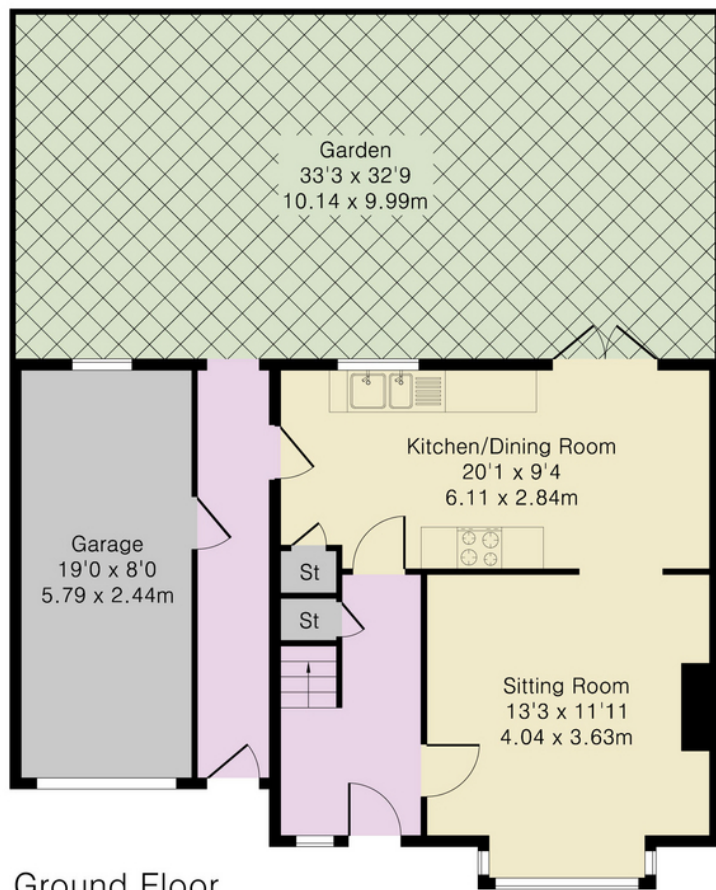
- Kitchen / dining room
- Sitting room with log burner
- South facing rear garden
- Three good size bedroom
- Close to Wantage market place
- Driveway parking
- Gas central heating
- Garage and covered walkway
- Council tax band: D

The Location

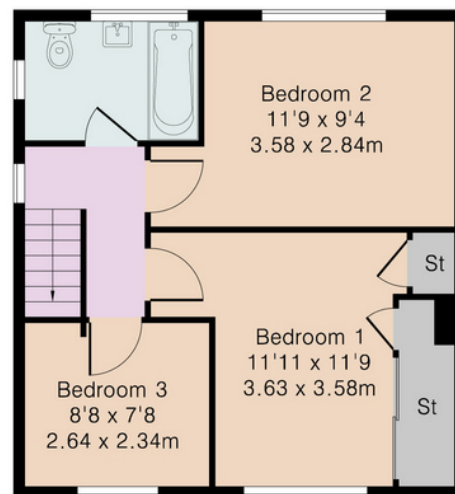
Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities 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.



Approximate Gross Internal Area 1128 sq ft – 105 sq m
Ground Floor Area 688 sq ft – 64 sq m
First Floor Area 440 sq ft – 41 sq m



Ground Floor



First 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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