



Challow Road, Wantage, OX12 9DY

£240,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A charming two bedroom end terrace character property circa 1870's situated on a pedestrianised walkway with on street parking nearby and within walking distance of Wantage town centre.

The accommodation comprises entrance porch, hallway with traditional quarry tiled floor, sitting room with built in storage cupboards and open fire with brick surround. The kitchen / dining room has a range of eye level and base units, aga and built in storage cupboards with traditional latch doors, beyond the kitchen is a rear lobby / utility room with door leading to the garden.

To the first floor are two double bedrooms and family bathroom.

Outside the property has garden to three sides. To the front it is mainly laid to lawn with shrub borders and gravelled path and side gate leads to the rear garden which is laid to lawn and storage shed to the side of the property.

Some material information to note: Gas central heating. Mains water, mains electrics and mains drainage. Right-of-way access path across the rear garden and neighbors storage shed on the side garden. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode and mobile signal availability is likely to be available with all major providers. The government portal highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Two bedroom end terrace
- Character property
- Sitting room with open fire
- Kitchen / dining room
- Walking distance to Wantage town centre
- Two double bedrooms
- Family bathroom
- Front, side and rear garden
- Council tax band: C, EPC Rating: E

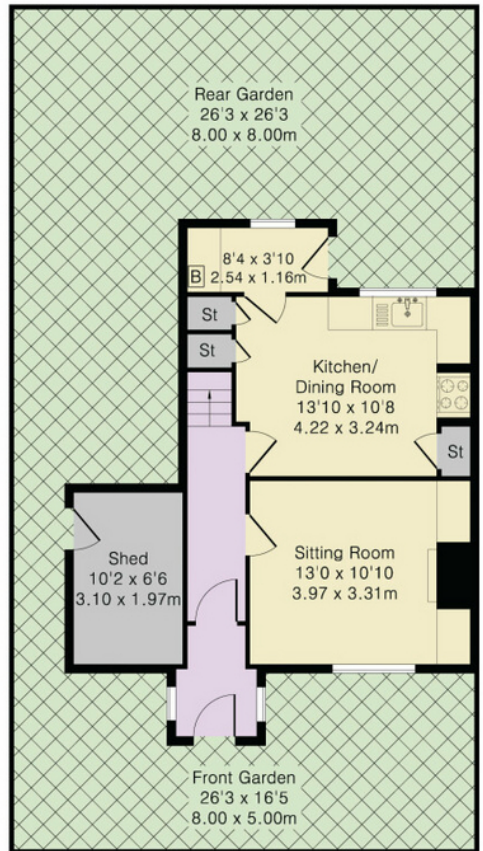
The Location

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.

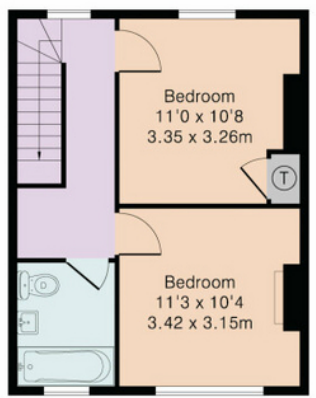
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Approximate Gross Internal Area 851 sq ft – 79 sq m
 Ground Floor Area 487 sq ft – 45 sq m
 First Floor Area 364 sq ft – 34 sq m



Ground Floor



First Floor

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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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