



Harcourt Road, Wantage, OX12 7DQ

£260,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented three bedroom semi detached property of BISF steel frame construction with an attractive garden in this popular area of Wantage within walking distance of Wantage Town centre.

The property comprises entrance hall leading to the sitting room with fireplace and double doors to the open plan kitchen / diner with a range of base level and full height units and a door to the side of the property. There is a cloakroom and outside store offering ample storage.

To the first floor there are two double bedrooms with built in storage, a further third single bedroom and family bathroom.

Outside there is an attractive large westerly facing rear garden laid mainly to lawn with shrub borders and side access to the front of the property.

The property benefits from gas central heating, recently replaced roof and new replacement windows and doors.

Construction BISF - British Iron and Steel Federation



Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics and mains drains. The property does not have allocated parking however on street can be found nearby. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally 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

- Three bedroom semi detached
- Entrance hall
- Open plan kitchen / diner
- Sitting room
- Cloakroom
- Family bathroom
- Attractive large garden
- Gas central heating
- Recently replaced roof
- Council tax band: B, EPC rating: 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.



Thomas Merrifield and their clients give notice that:

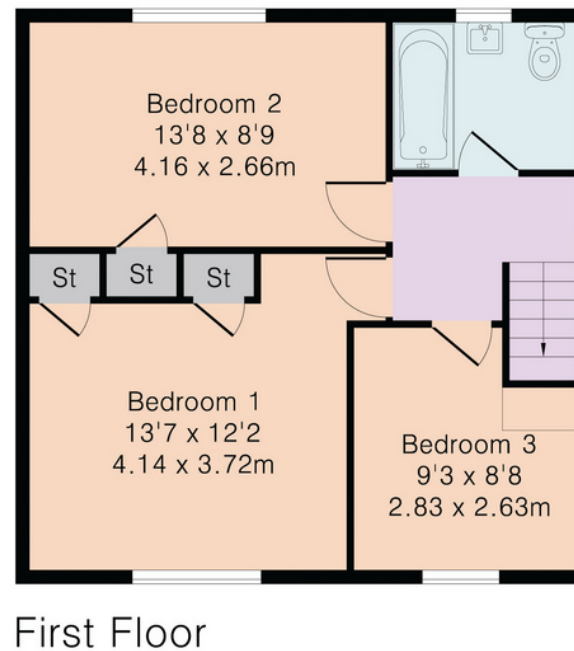
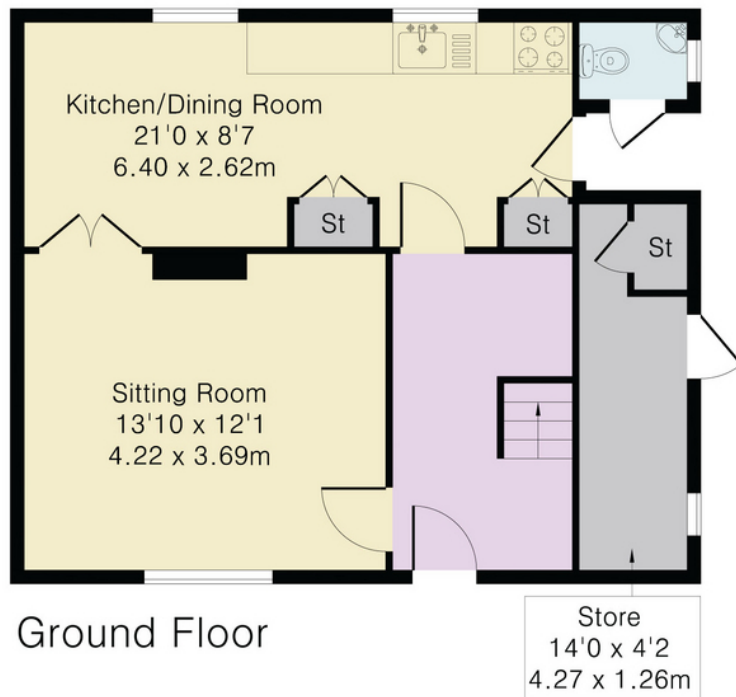
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.

Approximate Gross Internal Area 955 sq ft – 89 sq m

Ground Floor Area 515 sq ft – 48 sq m

First Floor Area 440 sq ft – 41 sq m



Wantage Office

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

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD

SALES LETTINGS