



Courtenay Road, Wantage, OX12 7DW

£300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A generously sized three bedroom semi detached property of BISF steel frame construction with a huge plot in this popular area of Wantage within walking distance of Wantage Town centre.

This family home comprises an entrance hall leading to the sitting room with fireplace and doors to a separate dining room and kitchen with a range of base and eye level units . There is a cloakroom and outside store offering ample storage.

To the first floor are three spacious bedrooms with built-in storage and bathroom / wet room.

Outside there is an attractive large rear/side garden which wraps around the back and side of the house. Its mainly laid to lawn with some mature shrubs and gravel area.

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 parking can be found in front. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most major providers. The government portal generally highlights this as a medium flood risk postcode for surface water (less than 3.3%). We are not aware of any planning permissions in place which would negatively affect the property.





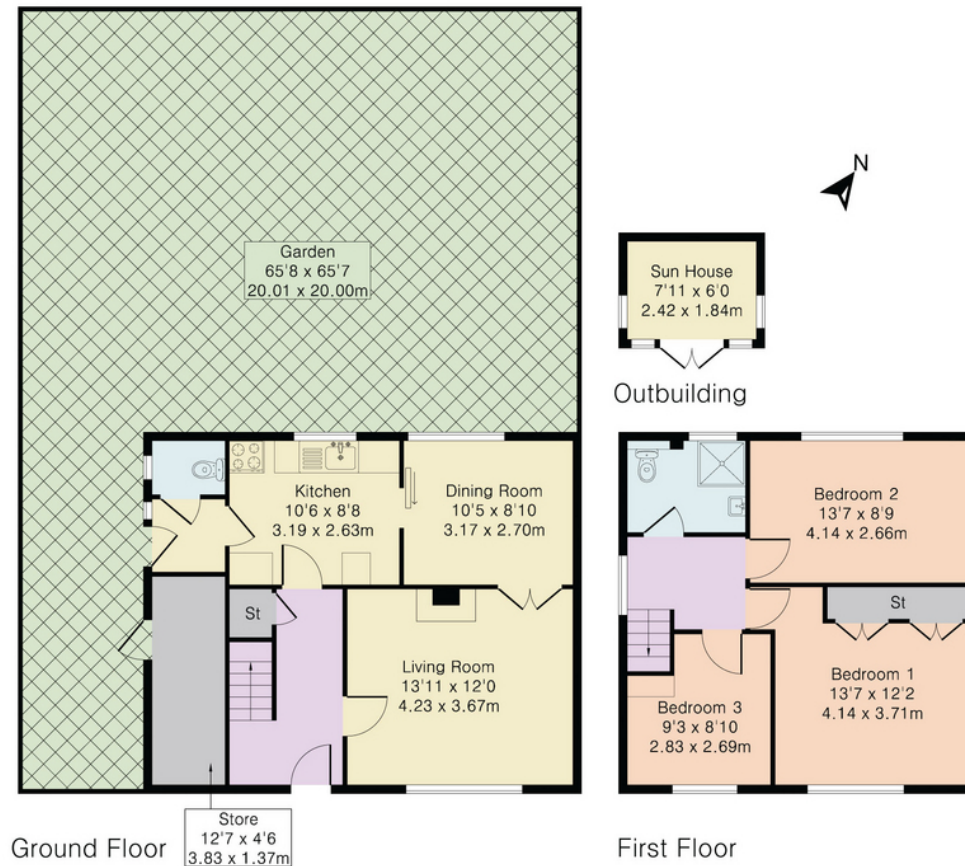
Key Features

- Three bedroom semi detached.
- BISF steel frame construction
- Fantastic garden with potential to extend (STPP)
- Overlooking green space to the front.
- Sitting room
- Separate dining room and kitchen
- Downstairs WC
- Excellent location within walking distance to Town Centre
- 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.

Approximate Gross Internal Area 1043 sq ft – 97 sq m
 Ground Floor Area 548 sq ft – 51 sq m
 First Floor Area 447 sq ft – 42 sq m
 Outbuilding Area 48 sq ft – 4 sq m



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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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