



Wolage Drive, Wantage, OX12 9FJ

£325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A stunning three bedroom townhouse situated on a sought after development within Wantage.

This extremely well presented property built by Berkeley Homes offers spacious accommodation boasting an entrance hall, kitchen with a range of base and eye level units, downstairs WC, dining room with French doors onto a rear garden. On the first floor is a lovely lounge and bedroom with two further bedrooms, ensuite and family bathroom located on the top floor.

The property benefits from a parking space and rear access to the garden.

Estate maintenance charge: tbc

Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard 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 for surface water flooding and Medium (less than 3.3%) for river/sea flooding. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Three bedroom Townhouse
- Kitchen
- Dining room with French doors to the garden
- Bright and airy sitting
- Downstairs WC
- Stylish bathroom
- Ensuite
- Allocated parking
- Excellent location
- EPC Rating C, Council Tax D

The Location

Wantage is a historic market town situated within the Vale of White Horse. The town is believed to date back to the Roman times and is mentioned in the Domesday Book of 1086. It is also 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 Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and M4 in the south. Didcot c. 9 miles offers a fast service to London Paddington c. 40 minutes.

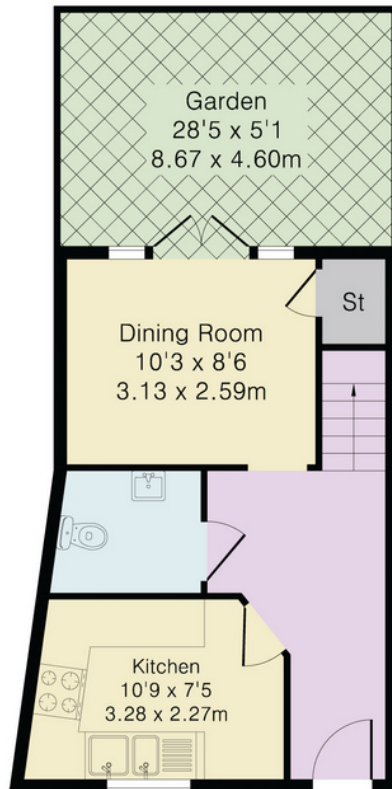


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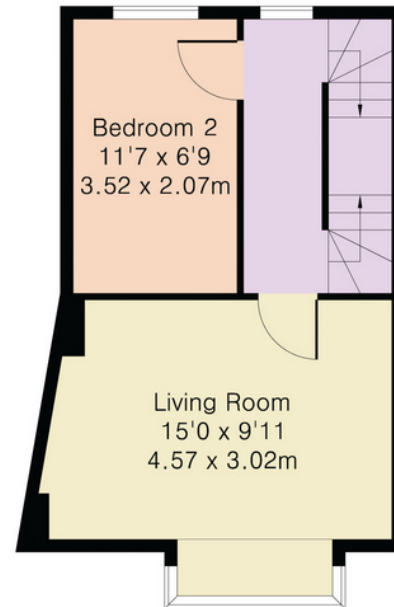
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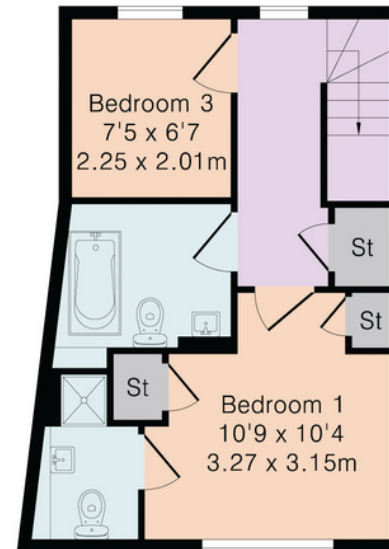
Approximate Gross Internal Area 898 sq ft – 83 sq m
Ground Floor Area 295 sq ft – 27 sq m
First Floor Area 308 sq ft – 29 sq m
Second Floor Area 295 sq ft – 27 sq m



Ground Floor



First Floor



Second Floor



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