



Courtenay Road, Wantage, OX12 7DW

£300,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A recently renovated and much improved three bedroom semi detached property of BISF steel frame construction positioned overlooking green space in this popular area of Wantage, within walking distance of Wantage town centre.

This delightful family home comprises an entrance hall with understairs storage, bright and airy sitting room overlooking green space to the front with fireplace. The kitchen / dining room has a recently refitted kitchen with built in oven, hob and patio doors leading to a large conservatory with French doors to the rear garden. There is a side door from the kitchen to access the cloakroom and outside store offering ample storage.

To the first floor are three spacious bedrooms, two with built-in wardrobes and modern shower room. The property benefits from replacement double glazed windows in the last 12 months and luxury vinyl tile throughout the ground floor..

Outside there is an attractive large stepped rear garden with two large patio areas, lawn and mature shrubs borders. To the front of the property is off street parking for two vehicles and an area laid to lawn. Further parking can be found on the street.

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 has driveway parking. 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 very low flood risk postcode. We are not aware of any planning permissions





Key Features

- Recently refurbished property
- Three bedroom semi detached
- Open plan kitchen / dining room
- Living room
- Large conservatory
- Cloakroom
- Shower room
- Quiet location overlooking a green
- Council tax band: B, EPC rating: E
- Driveway parking

The Location

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 1133 sq ft – 106 sq m
 Ground Floor Area 685 sq ft – 64 sq m
 First Floor Area 448 sq ft – 42 sq m



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