



Stockham Park, Wantage, OX12 9HH

£270,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious three bedroom terrace property providing superb accommodation in this popular location within walking distance of Ofsted rated outstanding Stockham Primary School.

The property comprises large entrance hall / study, cloakroom, kitchen with pleasant aspect over the front and a large sitting / dining room with patio doors leading to the rear garden.

To the first floor are three good size bedrooms and a modern family bathroom with shower over bath.

Outside features a front garden, south facing enclosed rear garden with a large covered decking area and offers a good degree of privacy and low maintenance.

Other benefits include gas central heating and garage in nearby block.

Some material information to note: Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

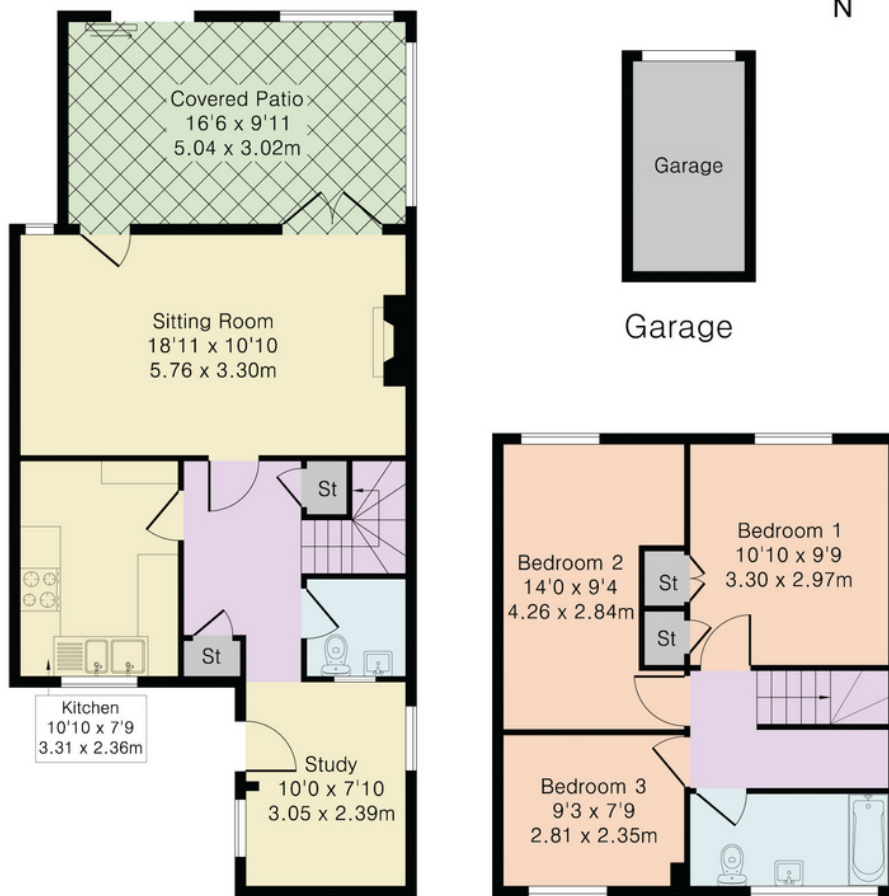
- South facing rear garden
- Three good size bedrooms
- Close to Wantage town centre
- Garage in nearby block
- Sitting / dining room
- Covered decking area
- Ground floor study
- Gas central heating
- Council tax band: C, EPC rating: C

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 899 sq ft – 83 sq m
 Ground Floor Area 490 sq ft – 45 sq m
 First Floor Area 409 sq ft – 38 sq m



Ground Floor

First Floor

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.

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