



Chapel Close, Wantage, OX12 7DY

£399,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A substantial four-bedroom, three storey townhouse overlooking attractive residential green. The property boasts a garage and off-street allocated parking space, and is located just a short walk away from Wantage Market Place and local amenities.

The property is beautifully presented throughout and offers many attractive features including a downstairs WC, a good-sized kitchen with bay window and area for a table, and a spacious living room with double doors leading to the rear courtyard style garden.

To the first floor there are two double bedrooms with fitted wardrobes, a further single bedroom, a family bathroom with spacious shower, and a storage cupboard.

The second floor features an expansive master bedroom with Velux window, fitted wardrobes and ensuite shower room.

The front aspect overlooks the delightful residential green area, and the rear garden is patioed and separated onto split levels, rear gate access to garage and two allocated parking spaces.

A viewing is highly recommended to appreciate this wonderful home.



Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard and Superfast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most 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

- Four Bedroom Townhouse
- Circa. 1296 sq ft of accommodation
- Master bedroom with ensuite shower room
- Overlooking attractive residential green
- Garage and two allocated parking spaces
- Kitchen / dining room
- Family bathroom
- Walking distance of Wantage market place
- EPC rating: C, Council tax band: D

The Location

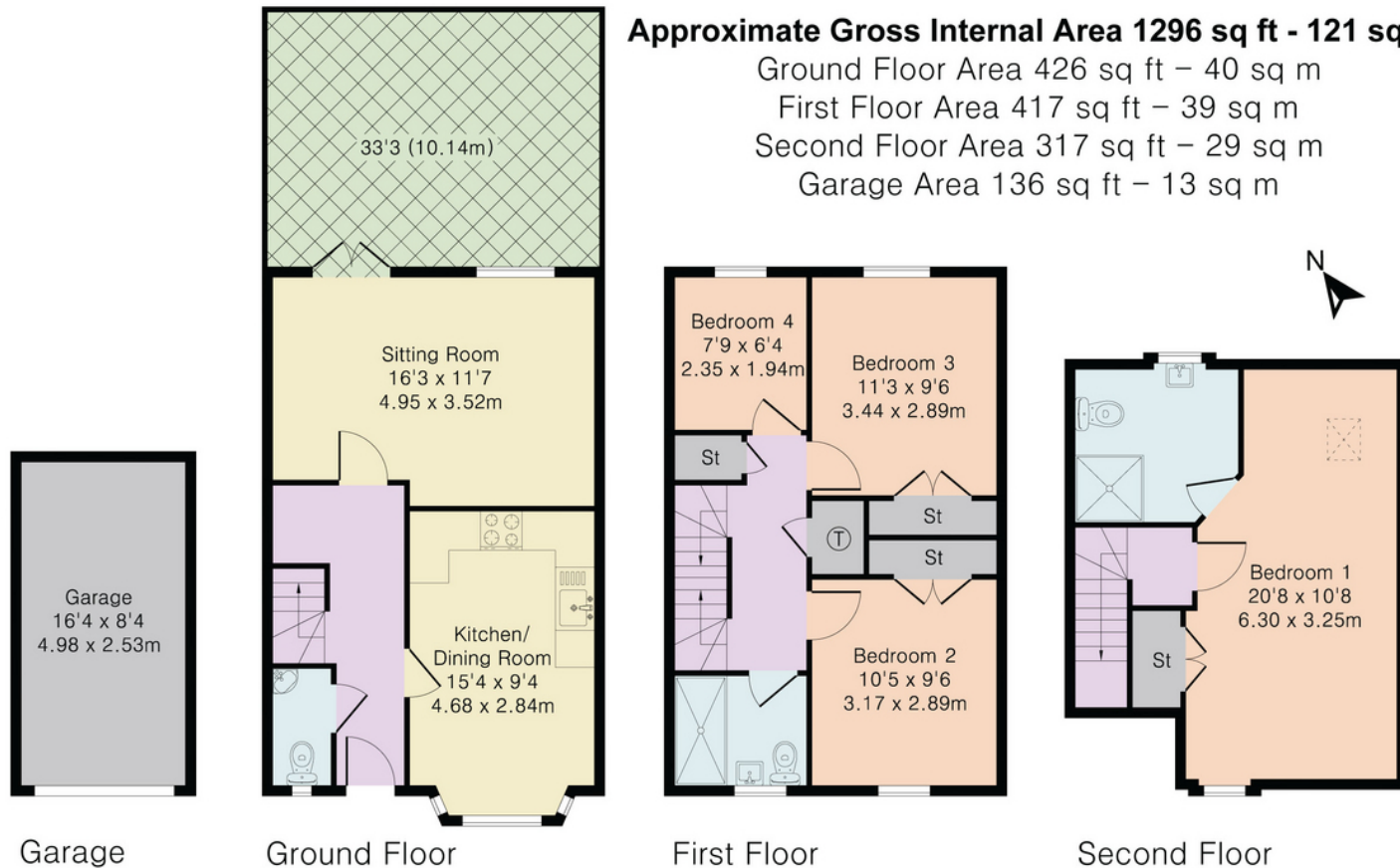
Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities 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.



Wantage Office

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

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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