



The Ives, Wantage, OX12 8BP

£299,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A modern two bedroom townhouse situated in the heart of Wantage town centre and constructed in 2016 by Seville Developments.

The Property

This beautiful property has impressive curb appeal with floor-to-ceiling glazed windows on both the ground and first floors and mature flower beds framing the front door.

The ground floor comprises an open plan kitchen / sitting / dining room, a downstairs toilet with utility and a cloakroom. The kitchen has a range of base and eye level units, a built-in oven with hob and a fridge / freezer. The first floor includes a cupboard on the landing, an exceptionally large master bedroom with fitted wardrobes and an en-suite bathroom. The second floor has a double bedroom, with a sky-light, and an en-suite shower room. Other benefits include underfloor heating on the ground floor, gas central heating, allocated off-street parking and double-glazed windows and doors.

Estate maintenance charge - £525 pa



Some material information to note: Freehold house. Gas central heating. Mains water, mains electricity and mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile coverage is available with all major providers. The Government portal states that this postcode has a medium risk of surface water flooding (less than 3.3% each year) and very low risk of flooding from rivers and the sea. We are not aware of any planning permissions in place which would negatively affect the property.

Estate maintenance charge - £431 pa



Key Features

- Two Bedroom Modern House
- Open Plan Kitchen / Sitting Room
- Underfloor Heating to Ground Floor
- Integrated Kitchen Appliances
- Master Bedroom with Ensuite
- Second Bedroom with Ensuite
- Cloakroom
- Allocated Parking Space
- Close Proximity to Wantage Town Centre
- Council Tax Band : D, EPC Rating: B

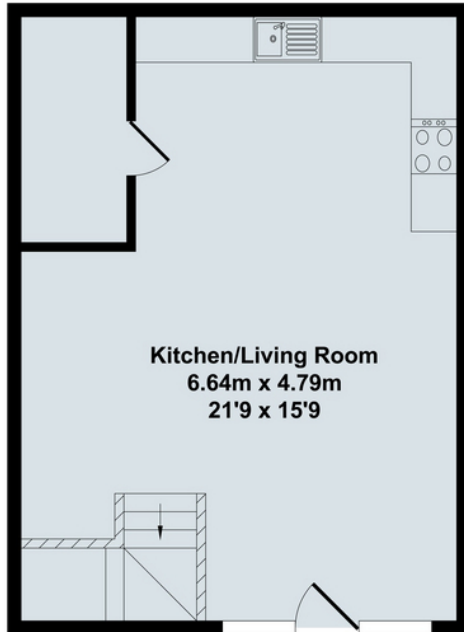
The Location

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 miles.

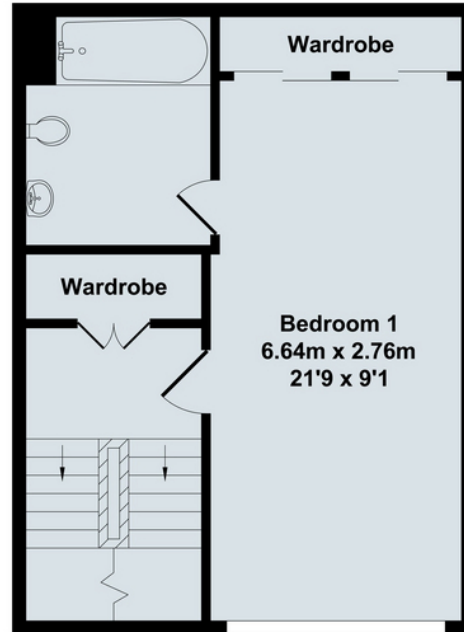
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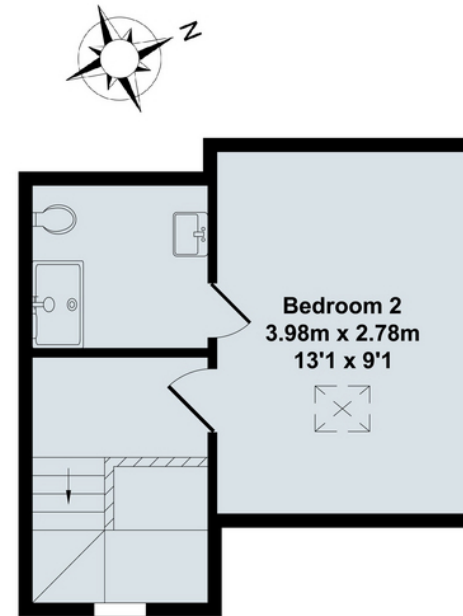
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Ground Floor
Approx. Floor
Area 31.80 Sq.M.
(342 Sq.Ft.)



First Floor
Approx. Floor
Area 31.80 Sq.M.
(342 Sq.Ft.)



Ground Floor
Approx. Floor
Area 20.20 Sq.M.
(217 Sq.Ft.)

Total Approx. Floor Area 83.80 Sq.M. (902 Sq.Ft.)

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