



3 Runnymede Manor Road, Wantage, OX12 8NA
£355,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A delightful two bedroom property with the added bonus of a loft room within walking distance of Wantage town centre and it's amenities.

Full of character and original features, the property has a separate hallway leading into the living room with a stunning original fireplace with wood burning stove and door to the kitchen dining room with a range of base and eye level units, integrated oven, hob, extractor and plumbing for a washing machine. A feature fireplace and door to the rear garden complete the downstairs. To the first floor are two double bedrooms and a family bathroom with shower over the bath and stairs to the second floor loft room.

The rear garden has a generous patio area and steps leading to the raised lawn. The front is laid to lawn and there is allocated parking for two/three vehicles.

Some material information to note: Gas central heating, Mains water, mains electric and mains drains. Ofcom checker indicates that standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all providers. The government portal generally highlights this is a low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Two Bedrooms
- Loft Room
- Living Room
- Kitchen/Dining Room
- Family Bathroom
- Designated parking
- Rear Garden
- Walking distance to Wantage Town Centre
- Council Tax band: C, EPC rating: E

The Location

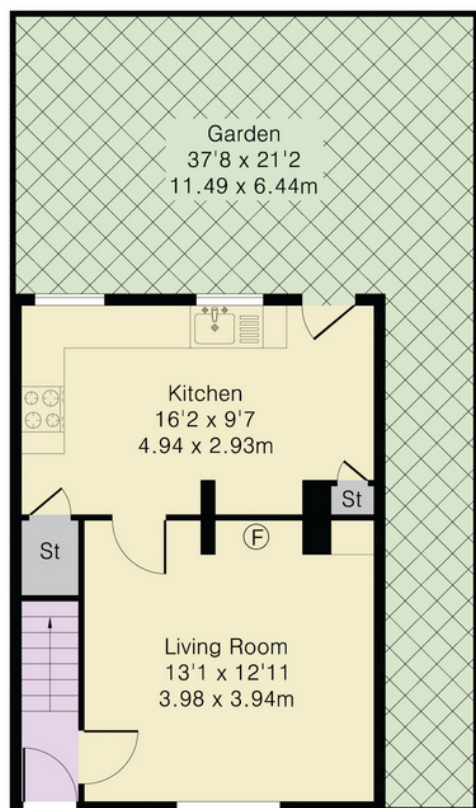
Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages, a range of shopping and leisure facilities, 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 902 sq ft - 83 sq m

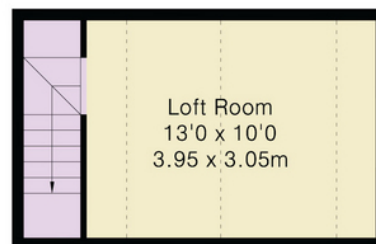
Ground Floor Area 370 sq ft – 34 sq m

First Floor Area 370 sq ft – 34 sq m

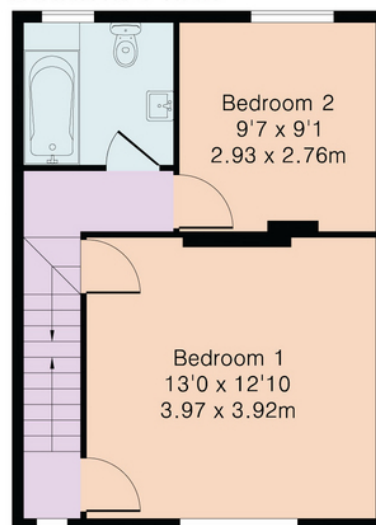
Second Floor Area 162 sq ft – 15 sq m



Ground Floor



Second Floor



First Floor

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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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