



64 Warmans Close, Wantage, OX12 9XT

Guide Price £370,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Attractive three bedroom semi detached property in this popular location close to local amenities and benefiting from a pretty south westerly facing rear garden.

The accommodation comprises entrance hall with storage cupboard, modern kitchen with a range of eye and base level units with built in appliances including double oven gas hob fridge/freezer and dishwasher. Spacious and light sitting / dining room with storage cupboard, door to the garden and separate cloakroom.

To the first floor a large master bedroom, two further bedrooms and a newly fitted family shower room

Outside the driveway leads to a larger than average garage with personnel door to the garden the gravel area to the front of the property enables further off street parking. The sunny rear garden is enclosed with patio, rear decking and shed, and lawn area.

Some material information to note: Freehold property. 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. There is no allocated parking. 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

- South west facing rear garden
- Modern kitchen
- Driveway parking & garage
- Bright sitting room
- Cloakroom
- Three bedrooms
- Family shower room
- Close to Wantage town centre
- EPC rating: D. Council tax band: D

The Location

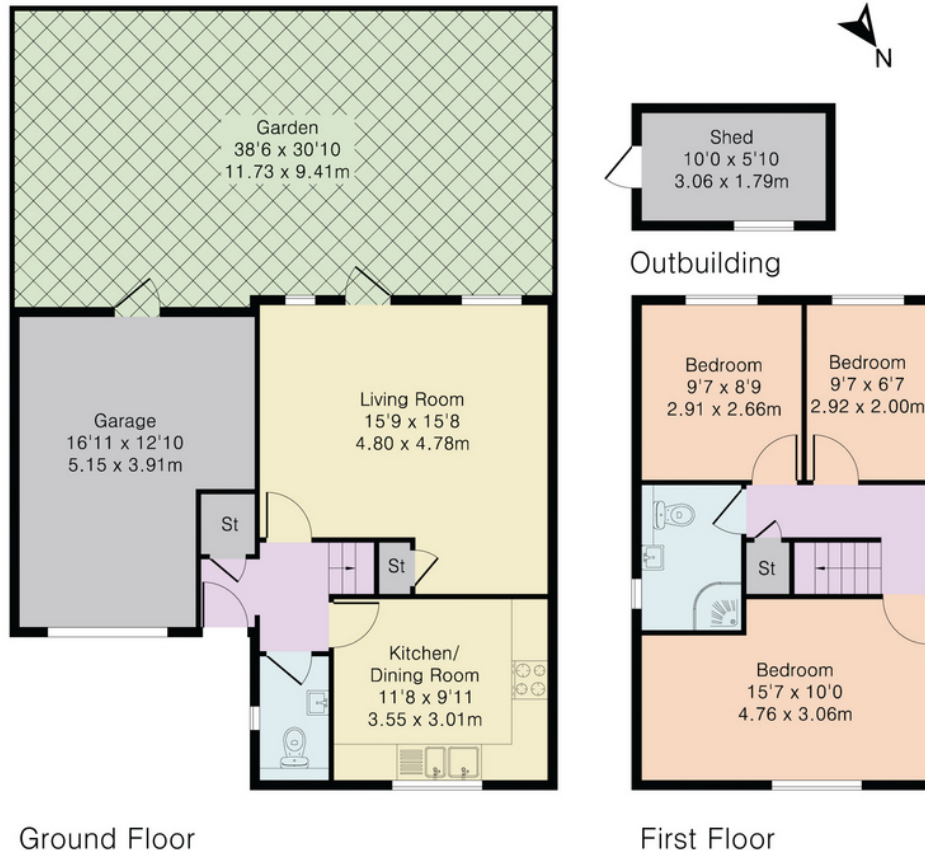
Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities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

Approximate Gross Internal Area 1092 sq ft - 101 sq m

Ground Floor Area 627 sq ft – 58 sq m

First Floor Area 406 sq ft – 38 sq m

Outbuilding Area 59 sq ft – 5 sq m



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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