



51 Wallingford Street, Wantage, OX12 8AU

Offers In Excess Of £200,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A charming two bedroom detached property with period features. Conveniently located on Wallingford street in the heart of Wantage town centre.

The property comprises of sitting room on the ground floor to the front of the property, with gas fireplace. The kitchen is to the rear which has a range of base level and eye level units offering plenty of storage. Single oven with gas hob and extractor fan as well as a free standing refrigerator. Off the kitchen is a utility room with washing machine, this room also has a door providing side access to the property . The bathroom is at the rear of the property, with shower over full size bath.

On the first floor there is a second good sized living space. Leading through to the first bedroom at the rear. A further set of stairs lead to a very large second floor bedroom.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. The property has no driveway parking. Ofcom checker indicates standard and superfast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a very low flood risk postcode, with medium risk of surface water flooding. The property falls within Wantage town centre conservation area. We are not aware of any planning permissions in place which would negatively affect the property





Key Features

- No onward chain
- Period features
- Two Bedrooms
- Two living areas
- Town centre location
- Fitted Kitchen
- Utility room
- Close to local amenities
- Council tax band: C - EPC rating: E

The Location

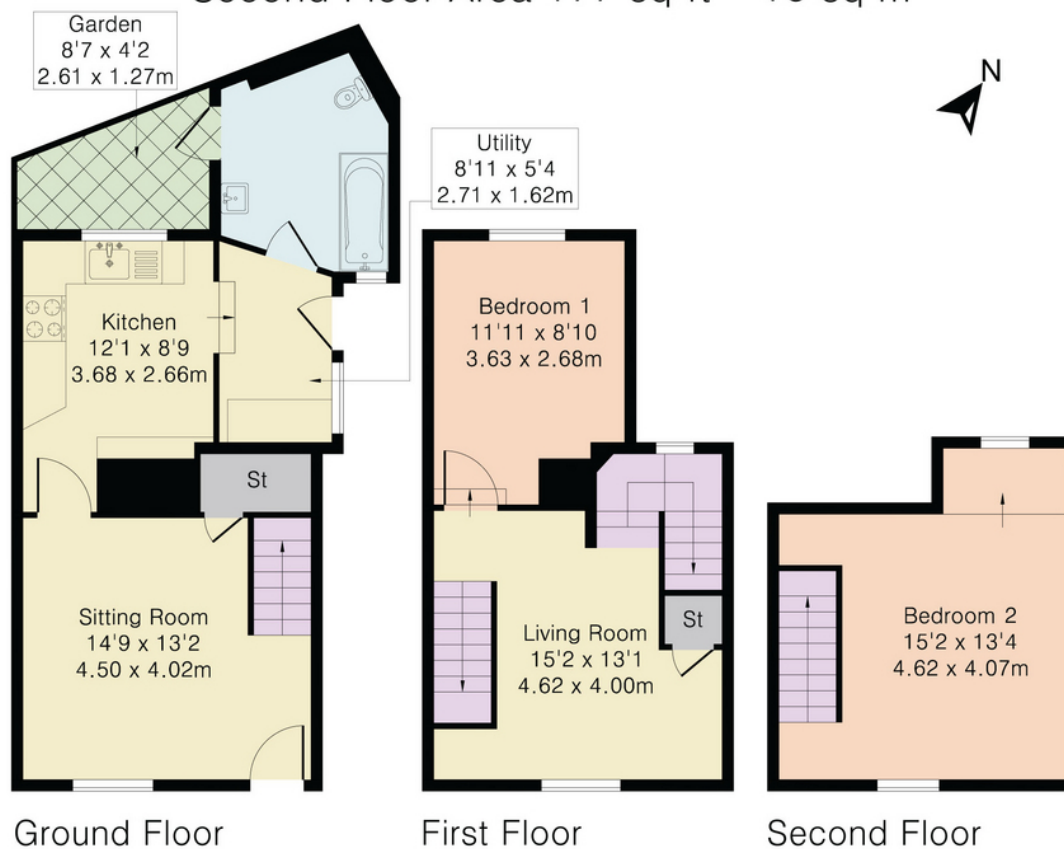
Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities 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 858 sq ft - 79 sq m

Ground Floor Area 399 sq ft – 37 sq m

First Floor Area 282 sq ft – 26 sq m

Second Floor Area 177 sq ft – 16 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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