



2 Willow Walk, Wantage, OX12 9EN
£315,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented three bedroom terraced property ideally positioned within walking distance of Wantage town centre.

Having undergone extensive modernisation by its current owner this superb home comprises entrance hall with cloakroom, kitchen/dining room, living room and conservatory. The kitchen has been tastefully renovated and offers a range of wall and floor units with high grade worktops and integrated app enabled dishwasher and oven with added air fryer function, and there is a large dining room area. The remainder of the ground floor includes a spacious living room with a single door providing access to the lovely conservatory with French doors to the delightful rear garden. To the first floor are two double bedrooms; one with built in storage, a further single bedroom and a stylish refitted bathroom with power shower over the bath.

To the front of the property is an area of lawn and pathway, with the southerly facing rear garden mainly laid to lawn with mature shrubs, patio area, shed and rear access gate. This property also benefits from a solar panel system that incorporates a 5kwh battery that produces a significant share of the household electricity as well as an electric vehicle charging point.



Some material information to note: Freehold property. Warm air heating system. 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. The government portal generally highlights this as a low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.



Key Features

- Three bedroom Terraced
- Refitted kitchen
- Cloakroom
- Conservatory
- Refitted bathroom
- Solar panels
- Electric Charging port
- Close to local amenities
- Council Tax band: C, EPC rating: C

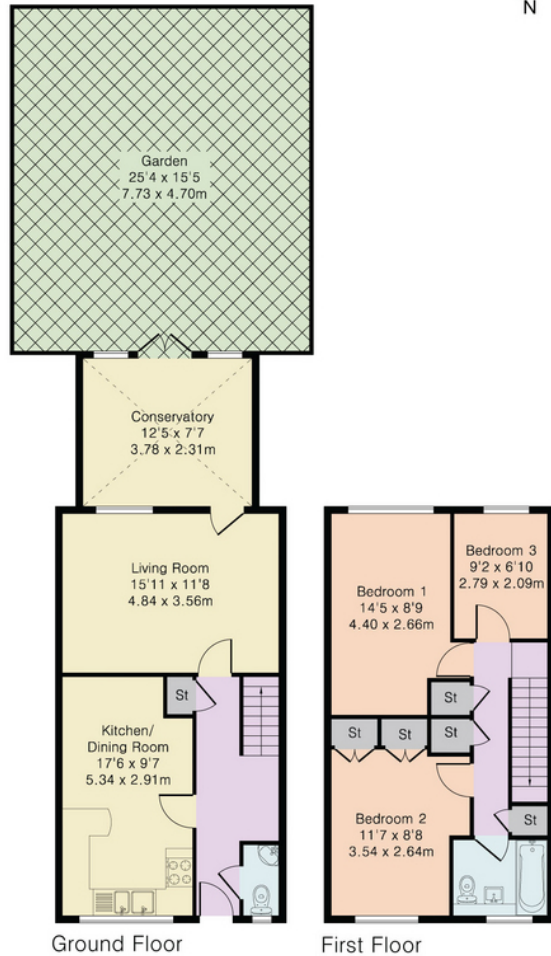
The Location

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 1076 sq ft - 100 sq m

Ground Floor Area 609 sq ft - 57 sq m

First Floor Area 467 sq ft - 43 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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