



23 Hiskins, Wantage, OX12 9HU

£265,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented two bedroom end of terrace property, situated in a quiet cul-de-sac location close to local amenities.

Upon entering the property you are greeted by an open plan dining/living area, a charming space with lots of natural light. It also features a decorative fireplace and French doors lead out into the garden.

The kitchen features a range of eye level and base level storage. A double stainless steel sink, double oven with electric hob. To the first floor are two bedrooms. A sizable master bedroom with south facing window overlooking the garden. A further second double bedroom completes the accommodation. The family bathroom is mostly tiled, offering some built in storage and featuring shower over full size bathtub.

To the rear of the property is a sizable south facing garden, offering a good degree of privacy. The garden is mainly laid to lawn with decked seating area and roller sun shade. To the front of the property is driveway parking for at least two vehicles and side access to the rear garden. The property also has the added benefit of a full size single garage.



Some material information to note: Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard 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 very low flood risk postcode. We are not aware of any planning permissions that would negatively affect this property.



Key Features

- Two Bedrooms
- Driveway Parking for Multiple Vehicles
- Single Garage
- South Facing Garden
- Close to Local Amenities
- Quiet Cul-de-sac
- Large Garden
- EPC Rating : C , Council Tax Band: C

The Location

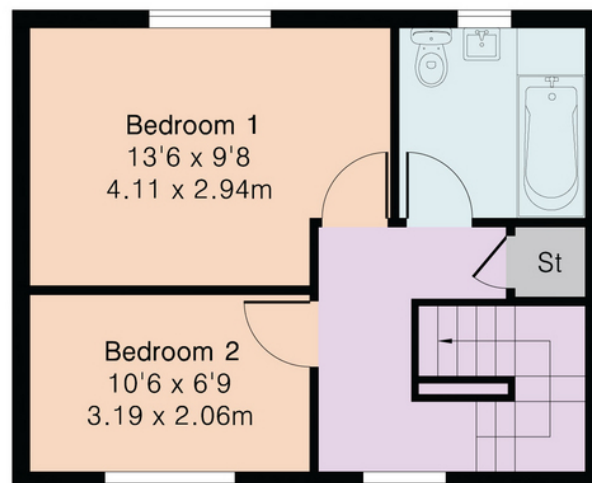
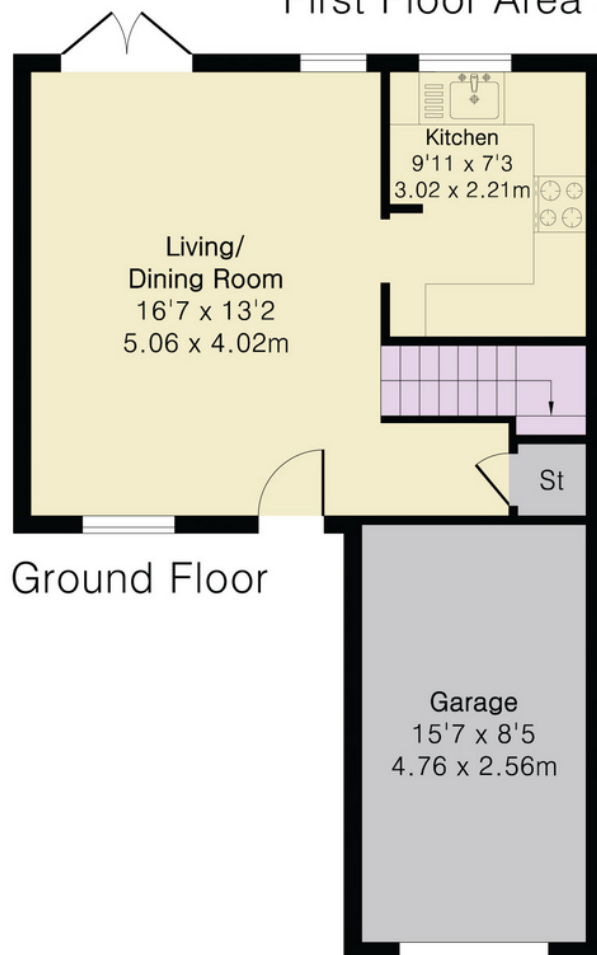
Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities 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 824 sq ft - 76 sq m

Ground Floor Area 479 sq ft – 44 sq m

First Floor Area 345 sq ft – 32 sq m



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.

Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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