



24 Hiskins, Wantage, OX12 9HU

Offers In Excess Of £280,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This well-maintained and extended two/three bedroom home is conveniently located near Wantage town centre.

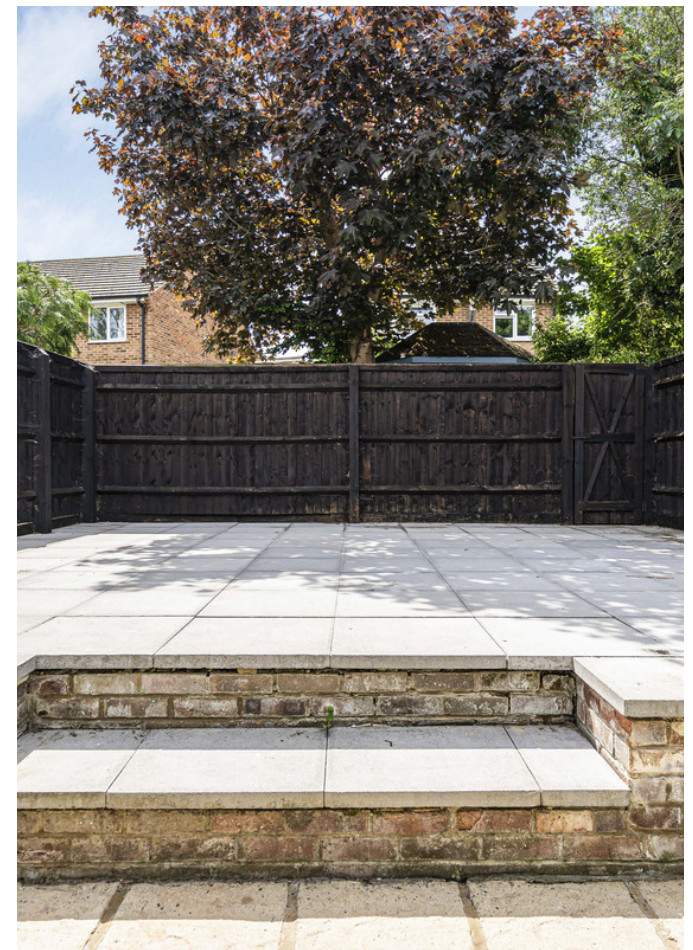
The property has been recently updated and is being sold with no onward chain. Comprising of a spacious entrance hall, the bright sitting room has a large storage, a further utility room and separate shower room. The rear extension adds extra space to the kitchen, creating a bright area with a vaulted ceiling and double doors leading to the rear garden. There's also a ground floor third bedroom/study.

Upstairs, you'll find two double bedrooms and a fully tiled modern family bathroom.

Outside, the enclosed south-facing rear garden is of a low maintenance with a full patio providing a lovely space enjoy. Driveway parking for two vehicles at the front leading to the garage with an up-and-over door.

Some material information to note: Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates that standard and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers, bare the possibility of the network Three. The government portal generally highlights this as a very low flood risk postcode. Asbestos may be present in artex ceilings. There are no planning permissions we are aware of that would negatively affect the property





Key Features

- Presented in good order
- Large kitchen / dining room
- Refitted family bathroom
- North facing rear garden
- Ground floor third bedroom / study
- Gas central heating
- EPC rating: C, Council tax band: C

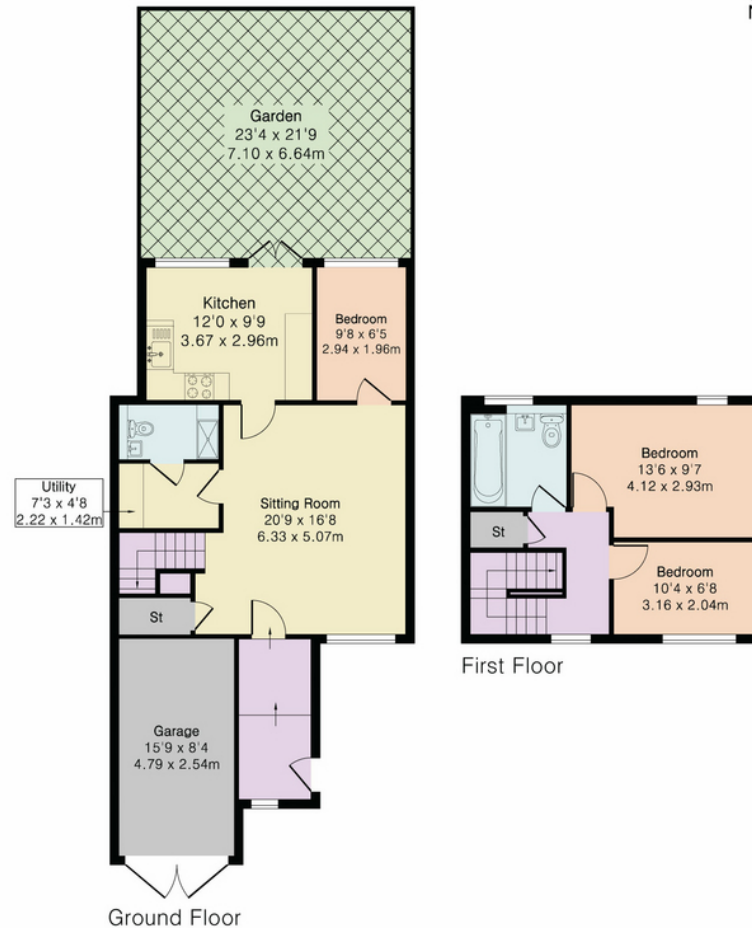
The Location

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 1078 sq ft - 100 sq m

Ground Floor Area 733 sq ft – 68 sq m

First Floor Area 345 sq ft – 32 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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2. Any areas, measurements or distances are approximate.

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