



30 Belmont, Wantage, OX12 9AS

£450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A charming Victorian three-storey semi detached property situated in a sought after location within Wantage.

Offering a great opportunity for modernisation this delightful property comprises entrance hall, sitting room with bay window, spacious kitchen / dining room with access through to the bathroom situated at the rear. The kitchen is equipped with a range of wall and floor units, walk in larder, as well as freestanding appliances. To the first floor is a further reception room / bedroom with a sash window and a further double bedroom with sink. To the second floor are two additional large bedrooms and access to eaves storage.

The established large rear garden is mainly laid to lawn with mature shrubs, fruit trees and borders, vegetable patch, shed and greenhouse. To the front of the property is a small front garden bordered by quaint railings. At the end of the garden you will find the garage with power and light and allocated parking for a small vehicle. Other benefits include a complete re roof having been done in 2022.

Some material information to note: Freehold property. Gas central heating. Mains water, electrics and drains. Ofcom indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most providers. 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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Three storey property
- A re-roof carried out in 2022
- Semi detached
- Garage with power and light
- Excellent location
- Sitting Room
- Kitchen / Dining Room
- Large rear garden
- Council Tax Band E; EPC Rating 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 1492 sq ft - 139 sq m

Ground Floor Area 577 sq ft – 54 sq m

First Floor Area 504 sq ft – 47 sq m

Second Floor Area 411 sq ft – 38 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.

Wantage Office

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

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS