



16 Warmans Close, Wantage, OX12 9XS
£350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This well proportioned extended semi detached three bedroom property situated in a quiet cul de sac location close to local amenities with no onward chain.

The accommodation comprises entrance hall with a storage cupboard leading to the kitchen with a range of base and eye level units with built in oven and gas hob. The spacious sitting room has an archway leading into the dining room with patio doors into the private garden. There is rear access from the garden into the attached garage.

To the first floor are two double bedrooms both with built in storage cupboards, a third single bedroom and family bathroom.

Outside there is a block paved driveway offering ample parking for several vehicles leading to the garage. The rear garden is attractive with shrub borders, lawn and large patio.

Some material information to note: Freehold property. Gas central heating. 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 very low flood risk postcode. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. For example: 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

- Extended three bedroom semi detached
- End of chain
- Spacious sitting room
- Kitchen
- Dining room
- Garage
- Driveway parking for several vehicles
- Two double bedrooms with built in storage
- Family bathroom
- Council tax band: D, EPC: 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.

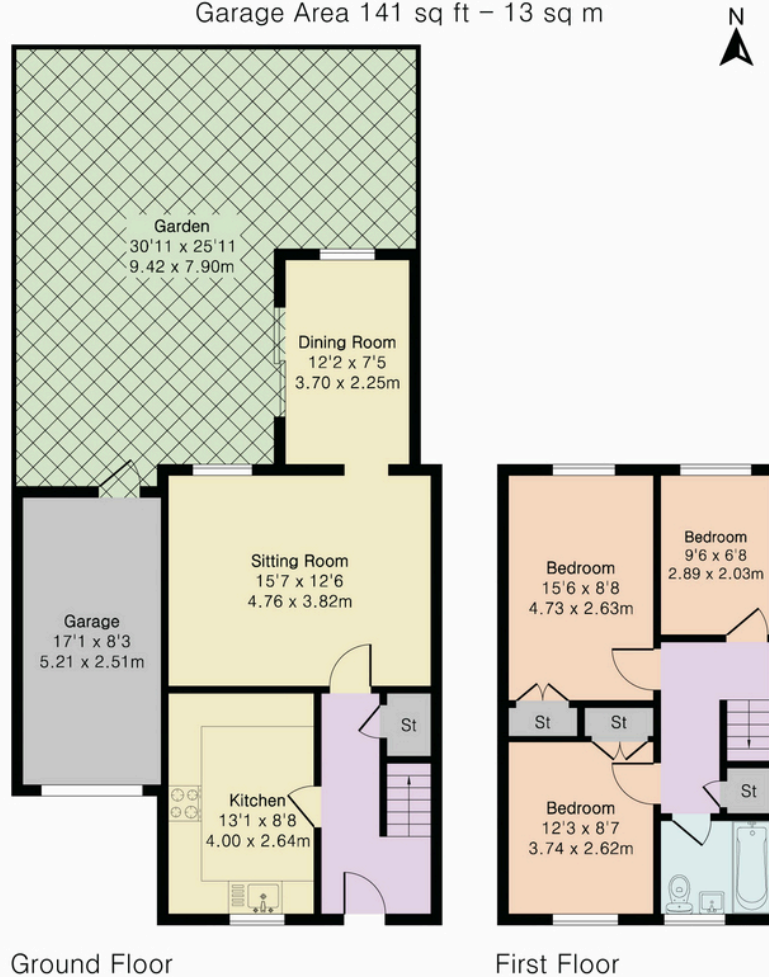


**Approximate Gross Internal Area 909 sq ft - 85 sq m
(Excluding Garage)**

Ground Floor Area 502 sq ft – 47 sq m

First Floor Area 407 sq ft – 38 sq m

Garage Area 141 sq ft – 13 sq m



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