



110 Stockham Park, Wantage, OX12 9HH
£295,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This end of terrace three bedroom property is situated in a cul-de-sac location close to local amenities and within walking distance of Wantage town centre. This property is being sold with no onward chain.

The accommodation comprises an entrance hall with utility room, the inner hallway has storage cupboards and leads into the good sized kitchen with a range of base and eye level units and also the cloakroom. The spacious sitting room features French doors that open onto the rear garden.

To the first floor are three double bedrooms all with built in storage cupboards and family bathroom.

Outside there is allocated parking with a garage in a block to the front of the property. The rear garden is attractive with shrub borders, patio and lawn and a garden gate leading to the footpath.

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. 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 double bedrooms
- Private rear garden
- Cloakroom
- All bedrooms with built in storage cupboards
- Council tax band: C, EPC: E
- Utility room
- Garage in a block
- Large living / dining room
- No onward chain

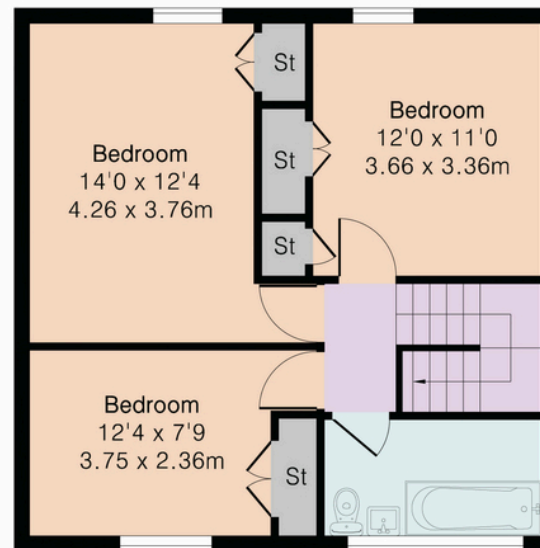
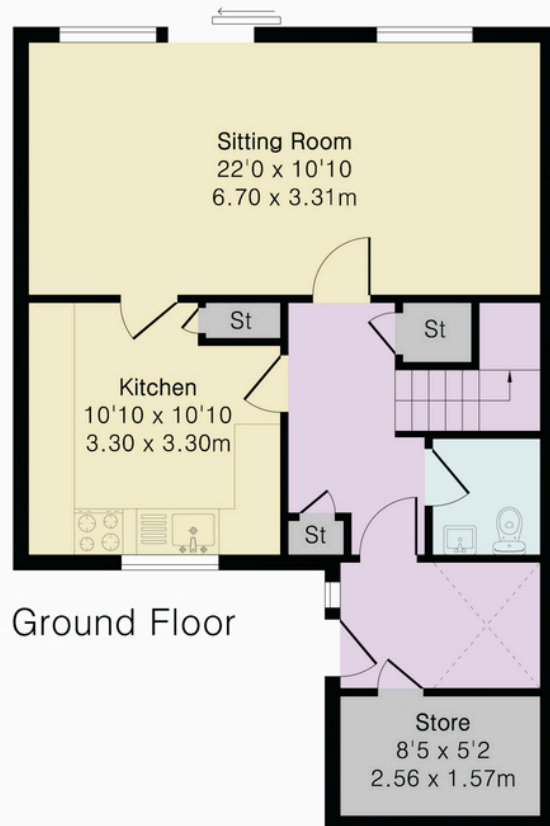
The Location

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 1064 sq ft - 99 sq m

Ground Floor Area 580 sq ft – 54 sq m

First Floor Area 484 sq ft – 45 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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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