

14 Clement Close, Wantage, OX12 7ED

£375,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS







The Property

Coming to the market for the first time in over 60 years, this four-bedroom semi-detached home is situated in a highly desirable location within easy reach of local schools and amenities, the property is offered for sale with the added benefit of no onward chain.

The property welcomes you with an inviting porch leading into the original hallway. The ground floor comprises a generously sized lounge with ample space for dining, alongside a separate kitchen. A convenient side door from the kitchen provides direct access to the private, west-facing rear garden, perfect for enjoying the afternoon and evening sunshine.

The first floor offers four well-proportioned bedrooms, providing ample space for family living, alongside a family bathroom.

Further benefits include an integral garage, a convenient side access gate, a private west-facing rear garden and a new gas combi boiler installed in 2026.

Some material information to note: Freehold property. Gas central heating. Mains water, electrics & drains. Ofcom checker 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

- No onward chain
- Semi detached
- Four bedrooms
- Garage
- West facing garden
- Porch
- Desirable location
- EPC - D
- Council tax band - D

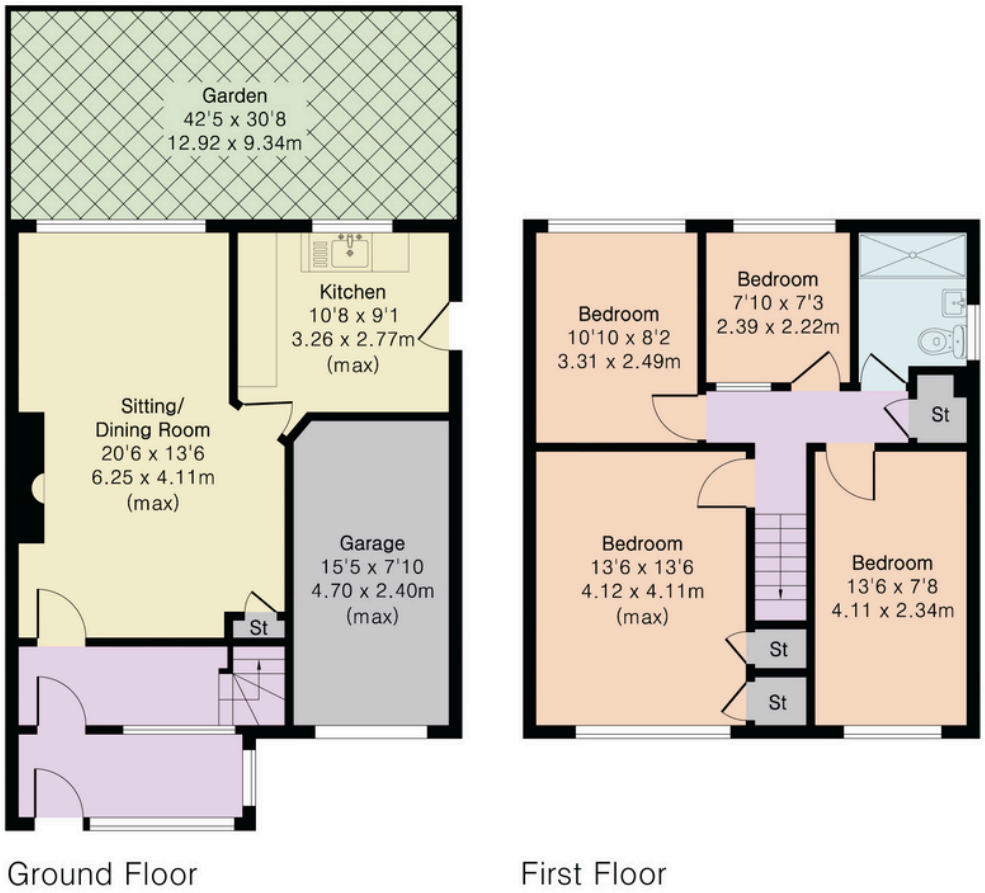
The Location

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 Doomsday 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 1008 sq ft - 93 sq m
(Excluding Garage)

Ground Floor Area 465 sq ft – 43 sq m
First Floor Area 543 sq ft – 50 sq m
Garage Area 121 sq ft – 11 sq m

N



Ground Floor First Floor

PINKPLAN

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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