



24 Stockham Park, Wantage, OX12 9HG
£315,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented three bedroom end terrace property providing versatile accommodation in this popular location within walking distance of Stockham Primary School and Wantage town centre.

The property comprises large entrance hall, a cloakroom, and kitchen with a range of wall and floor units and freestanding appliances. The generous sized living room allows plenty of space to include a dining area, with access through to the delightful garden room, and door to the rear garden.

To the first floor are three good sized bedrooms with ample storage, and a modern family bathroom with shower over bath.

To the front of the property there is a small area of lawn and storage. The enclosed rear garden offers a patio, raised borders, and pathway leading to a further seating area, useful outbuilding and rear access gate.

Other benefits include gas central heating and garage in nearby block.



Some material information to note: 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. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

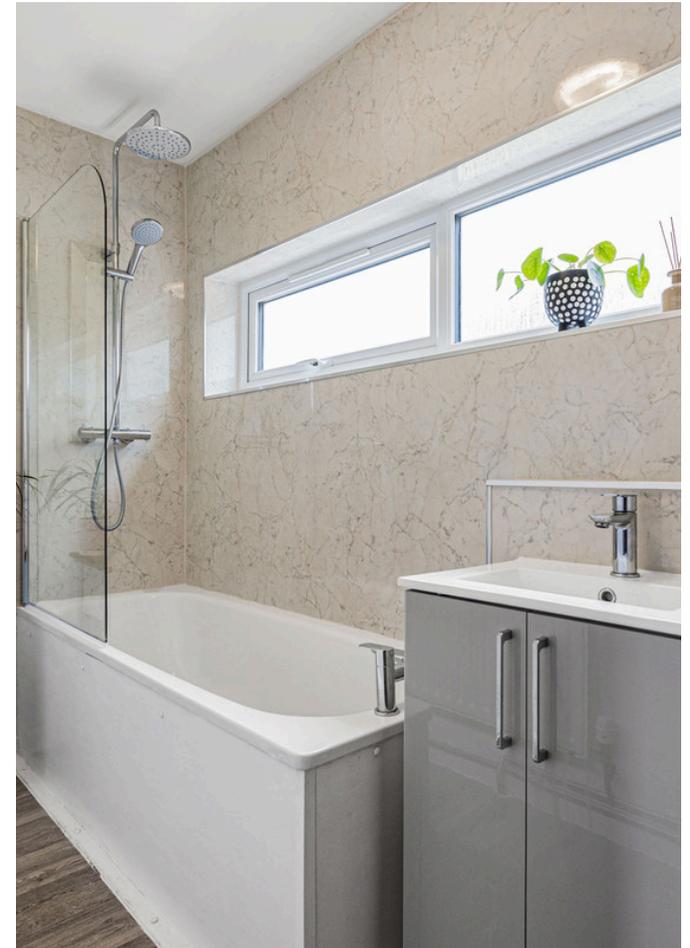


Key Features

- Three bedrooms
- Kitchen
- Living room
- Family bathroom
- Cloakroom
- Garage
- Council Tax band; C, EPC Rating; C
- Garden room

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.



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.

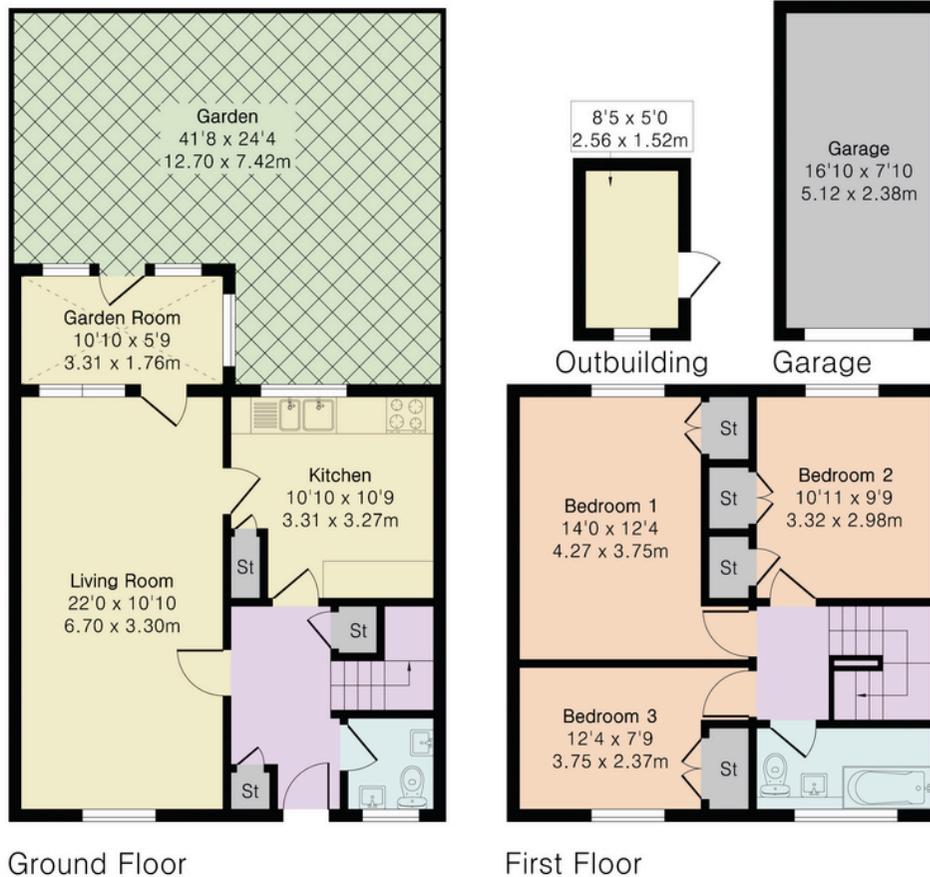
**Approximate Gross Internal Area 1042 sq ft - 97 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 556 sq ft – 52 sq m

First Floor Area 486 sq ft – 45 sq m

Garage Area 131 sq ft – 12 sq m

Outbuilding Area 42 sq ft – 4 sq m



Ground Floor

First Floor

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