



14 Worthington Way, Wantage, OX12 9HR

Guide Price £200,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well-presented two-bedroom maisonette, conveniently located close to Wantage town centre and local amenities, with easily accessible parking and offered to the market with no onward chain.

Upon entering the property, a staircase leads to the first-floor accommodation, which comprises a good-sized lounge and a separate kitchen. There are two well-proportioned bedrooms and a family bathroom, which has been recently refitted. The property also benefits from ample storage throughout and is presented in good condition.

Further benefits include the advantage of a new lease being granted upon completion.

Ground rent £10 per annum.

Maintenance charges £461.24 per annum

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 most providers. The government portal generally highlights this as a 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
- New lease upon completion
- Maisonette
- Two bedrooms
- Family bathroom
- Good condition
- Council tax band - B
- EPC - D

The Location

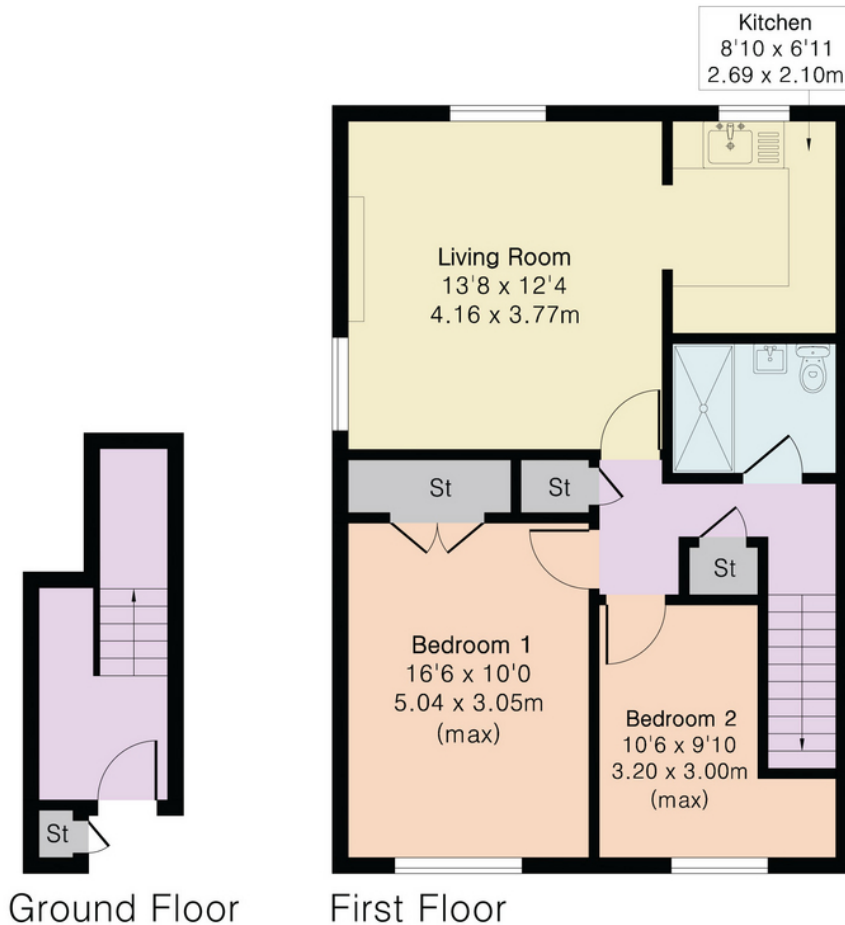
Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages, a range of shopping and leisure facilities, 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 688 sq ft - 64 sq m

Ground Floor Area 67 sq ft – 6 sq m

First Floor Area 621 sq ft – 58 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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