60 Newbury Street, Wantage, OX12 8DF

£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS

The Property

A charming four bedroom extended town house, set in a terrace of properties located within easy reach of Wantage Town Centre.

This three storey property is full of character and comprises an entrance hall leading to a versatile reception room with feature fireplace. The light and airy living room has two sets of double doors leading through to the spacious dining / family room which boasts tiled flooring and Velux windows providing plenty of natural light, and double doors to the rear garden. The kitchen is accessed through an archway and includes a range of wall and floor units, with built in oven, hob and extractor. The remainder of the ground floor comprises a shower room and utility area with additional access door to the rear garden.

To the first floor are three bedrooms, two with built in storage, and a family bathroom with bath and separate shower. The second floor offers additional storage and a generously sized master bedroom.

Outside, the front of the property is accessed via a gated path. The large west facing rear garden is predominantly laid to lawn with a large patio area, mature shrubs, and a good sized shed.

Some material information to note: Freehold property. Electric 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.

Key Features

- Four bedrooms
- Three Storey Town House
- Short walk from Wantage Town Centre
- Open Plan Dining / Family room
- Downstairs Shower Room
- Utility Room
- West Facing Large Rear Garden
- Council Tax Band; E, EPC Rating; E

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 1802 sq ft - 167 sq m
(Excluding Outbuilding)
Ground Floor Area 1038 sq ft – 96 sq m
First Floor Area 447 sq ft – 42 sq m
Second Floor Area 317 sq ft – 29 sq m
Outbuilding Area 123 sq ft – 11 sq m

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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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