



16 St. James, Wantage, OX12 9EY
£230,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This mid terrace three bedroom property is in need of modernisation and located in this popular area of Wantage, close to primary and secondary schools and within walking distance of the town centre and it's amenities.

Coming to market with no onward chain. The property comprises an entrance hall with storage and stairs to the first floor, bright and spacious dual aspect living/dining room with sliding patio doors to the rear garden, kitchen with a range of base and eye level units, space for white goods and an external door to the rear garden.

To the first floor are two double bedrooms with built in storage, a good sized single bedroom and family bathroom.

The rear garden has a south-easterly aspect and is mainly laid to lawn with mature shrubs, covered patio area, greenhouse, shed and outbuilding. There is a garage in the Title Deed however it is not structurally sound.

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 major providers. The government portal generally highlights this as a very low flood risk postcode. We are unaware of any planning permissions in place that 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
- Modernisation project
- Mid terrace
- Living/dining room
- Kitchen
- Three bedrooms
- Family bathroom
- South east facing garden
- Council Tax band; C, EPC Rating; C

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.

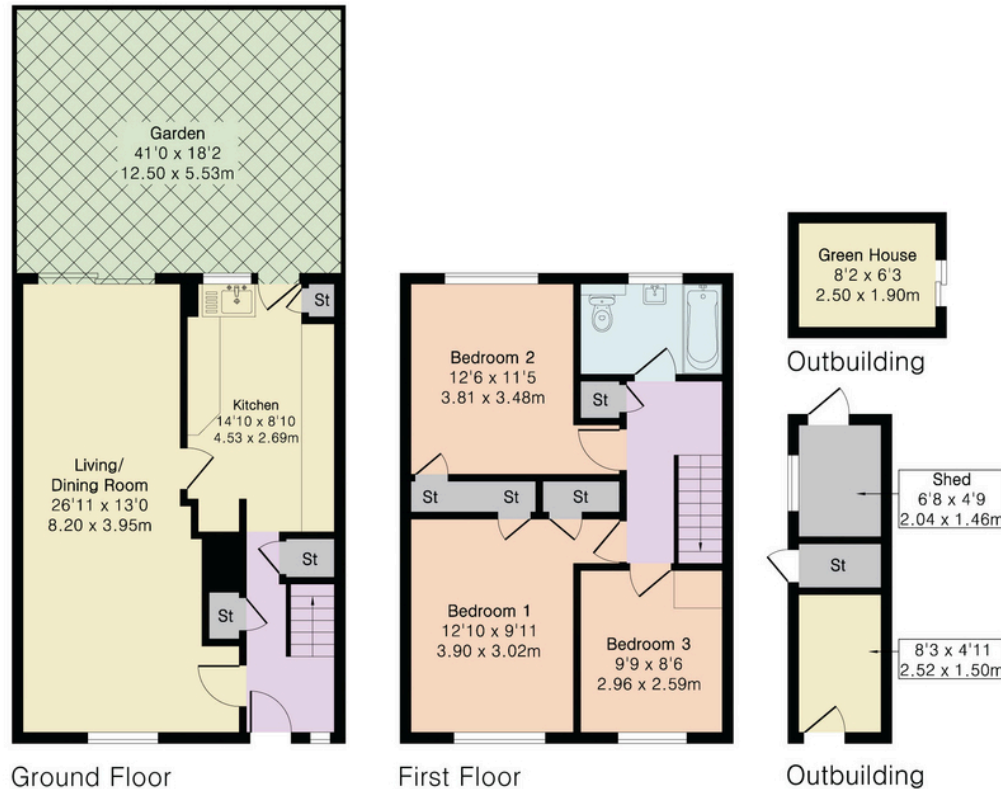
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Approximate Gross Internal Area 1004 sq ft - 94 sq m
(Excluding Outbuilding)**

Ground Floor Area 502 sq ft – 47 sq m

First Floor Area 502 sq ft – 47 sq m

Outbuilding Area 142 sq ft – 13 sq m



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