



Beatrix House Challow Road, Wantage, OX12 9DY
£350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A charming three-bedroom end-of-terrace home offering 1,346 sq ft of well-presented accommodation, situated along a quiet pedestrianised walkway within easy walking distance of Wantage town centre.

The property is entered via a bright and spacious porch, leading into a welcoming hallway. The generous living room features an attractive exposed brick fireplace with a gas stove and flows into an additional sitting area, creating a versatile living space. The kitchen is fitted with a range of modern wall and base units, incorporating an integrated oven, hob and extractor hood, and opens into a superb dining room with a vaulted ceiling and direct access to the delightful rear garden. The ground floor is completed by a useful utility/hallway area with side access and a cloakroom.

On the first floor are two well-proportioned double bedrooms and a family bathroom. Occupying the second floor, the spacious principal bedroom benefits from Velux windows, built-in storage and access to useful eaves storage.

To the front of the property is an attractive lawned garden with mature borders. The charming rear garden features a patio seating area, lawn, mature planting and a large storage shed



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 all major providers. There is no allocated parking. We are not aware of any planning permissions in place which would negatively affect the property. The government portal generally highlights this as a very low flood risk postcode. Properties built pre-2000 may contain asbestos in certain materials.



Key Features

- Large sitting room
- Modern kitchen
- Dining area with a vaulted ceiling
- Utility
- Large porch and entrance hall
- Three double bedrooms
- Family bathroom
- Quiet location close to Wantage town centre
- Council Tax Band D, 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.

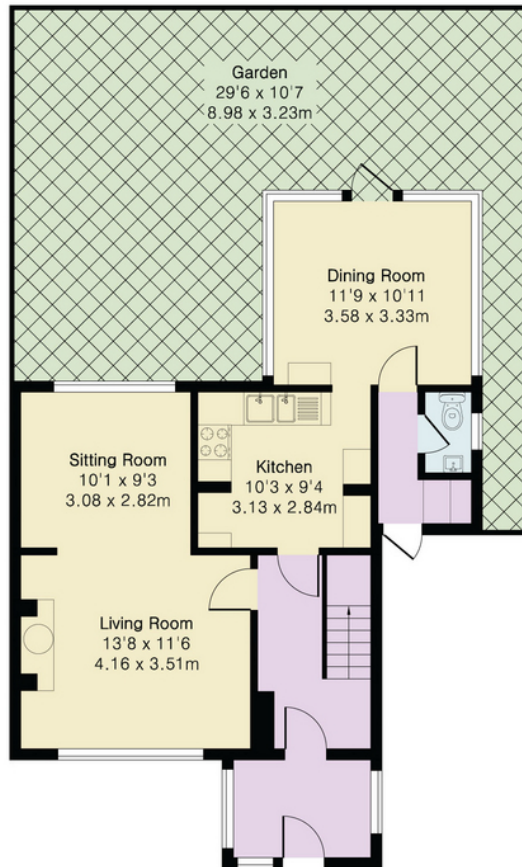


Approximate Gross Internal Area 1346 sq ft - 126 sq m

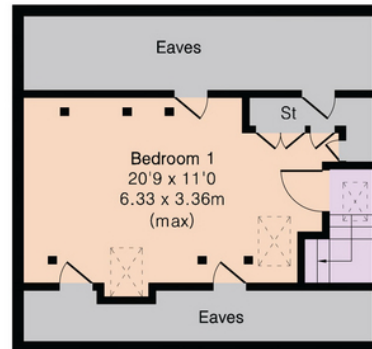
Ground Floor Area 674 sq ft – 63 sq m

First Floor Area 441 sq ft – 41 sq m

Second Floor Area 231 sq ft – 22 sq m



Ground Floor



Second Floor



First Floor

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.

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