

23 Saxon Place, Wantage, OX12 9HX

£270,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

Situated in a popular residential area within walking distance of the charming Market Place of Wantage, this well-presented two-bedroom home offers comfortable and versatile living.

The ground floor features a modern, light-filled kitchen, a dedicated study and a spacious lounge/dining room, complete with useful under-stairs storage. French doors open directly onto a private, south-facing garden, creating space for relaxing and entertaining.

The first floor comprises two well proportioned bedrooms, both served by a well-appointed family bathroom.

To the front of the property, there is the added benefit of useful off-street parking, providing convenient and practical everyday access.

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. 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. 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

- Terraced house
- Two bedrooms
- Close to amenities
- Chain complete
- South facing garden
- Off street parking
- Study
- EPC rating C
- Council tax band C

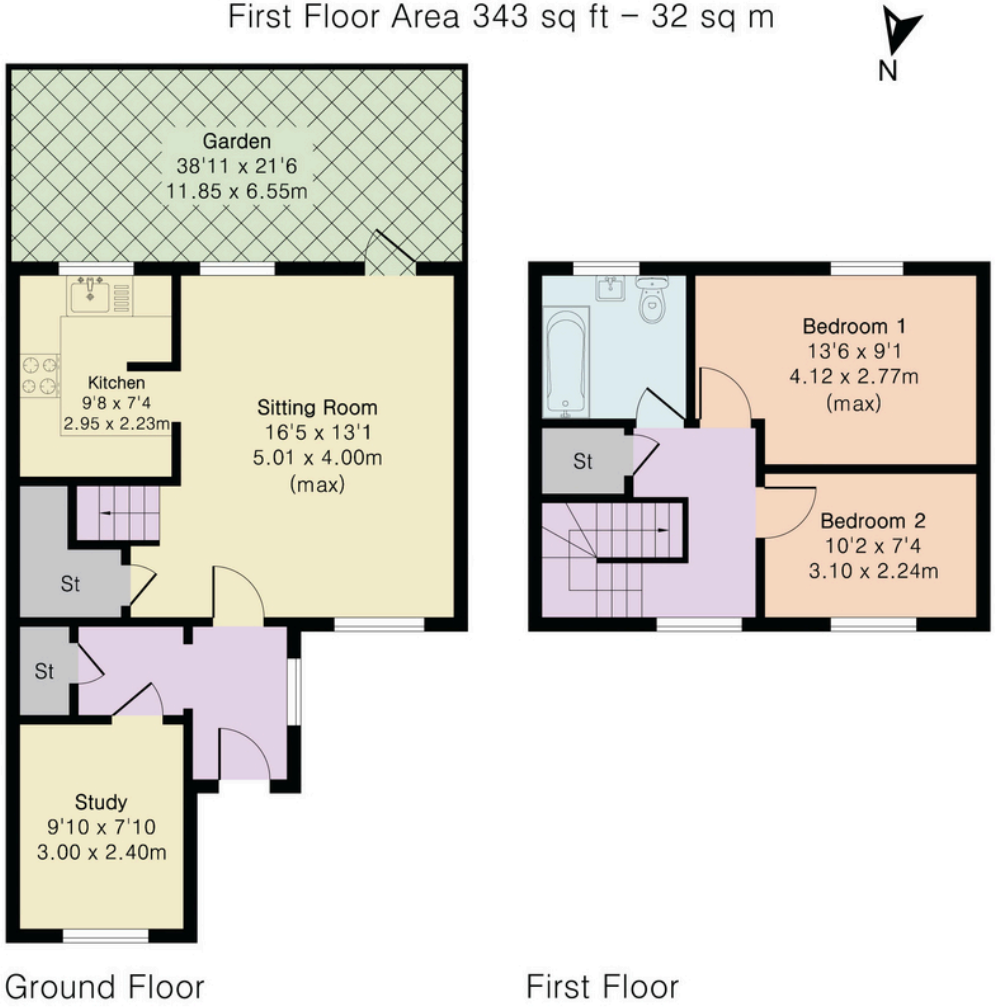
The Location

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 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 842 sq ft - 78 sq m

Ground Floor Area 499 sq ft – 46 sq m

First Floor Area 343 sq ft – 32 sq m



Ground Floor First Floor

PINKPLAN

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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