6 The Ivies, Wantage, OX12 8BP

Guide Price £280,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS

The Property

A modern two-bedroom townhouse, ideally situated in the heart of Wantage town centre. Constructed in 2016 by Seville Developments, the property is offered to the market with the added benefit of no onward chain.

The property offers impressive kerb appeal, with floor-to-ceiling glazed windows to both the ground and first floors, complemented by mature flower beds framing the front entrance.

The ground floor comprises a spacious open-plan kitchen, sitting and dining area, providing an excellent space for modern living and entertaining. The kitchen features a range of base and eye-level units, integrated oven and hob, and fridge/freezer. There is also a downstairs WC with utility facilities.

To the first floor, the landing benefits from useful storage, leading to an exceptionally generous principal bedroom with fitted wardrobes and a modern en-suite bathroom. The second floor provides a further double bedroom, featuring a skylight and its own en-suite shower room.

Further benefits include underfloor heating to the ground floor, gas central heating, double-glazed windows and doors, and allocated off-street parking. The property's town-centre location provides convenient access to Wantage's wide range of shops, cafés, restaurants and amenities.

Estate maintenance charge £50 per month

Some material information to note: Freehold house. Gas central heating. Mains water, mains electricity and mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile coverage is available with all major providers. The Government portal states that this postcode as a very low flood risk area. We are not aware of any planning permissions in place which would negatively affect the property.

Key Features

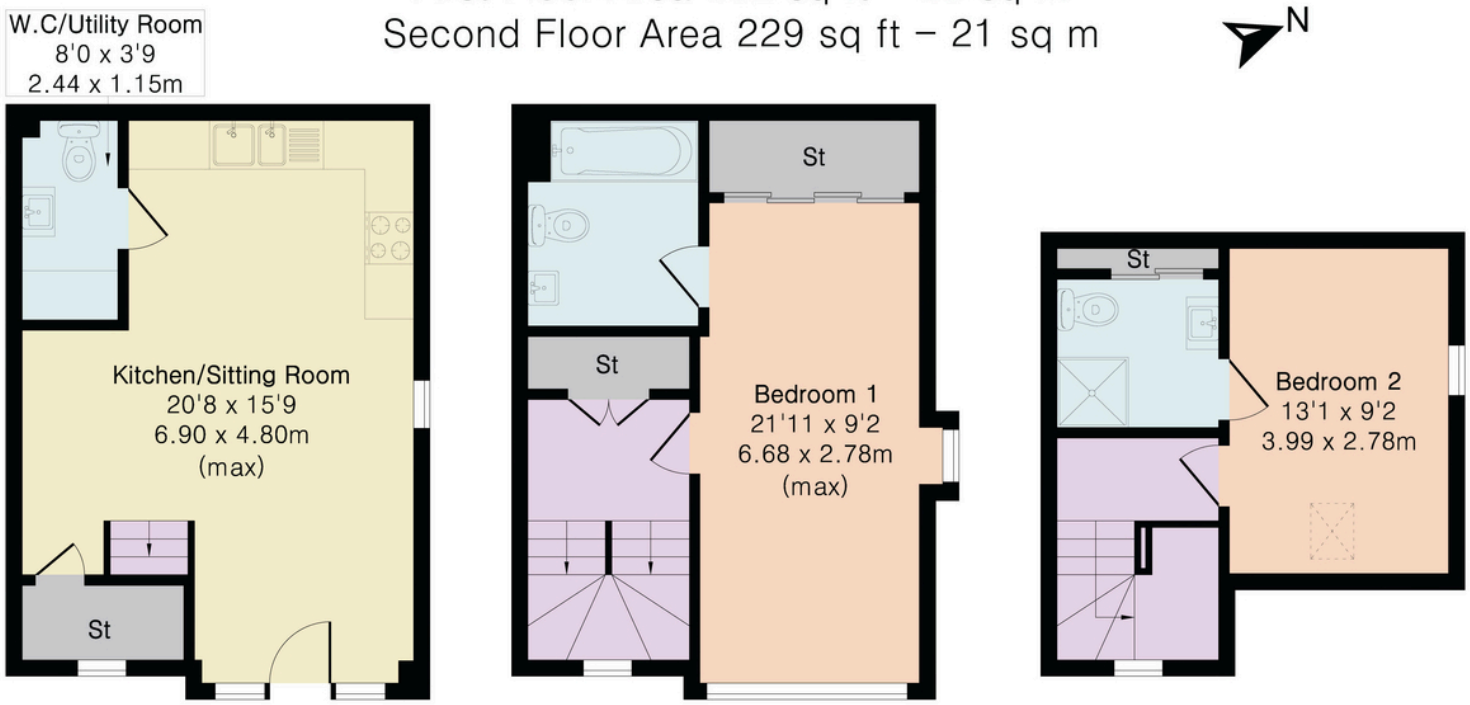
- No onward chain
- Modern Town House
- Two bedrooms
- Two bathrooms
- Downstairs cloakroom with utility facilities
- Off road parking
- Wantage town centre location
- Council tax band - D
- EPC - B

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 931 sq ft - 87 sq m

Ground Floor Area 350 sq ft – 33 sq m
First Floor Area 352 sq ft – 33 sq m
Second Floor Area 229 sq ft – 21 sq m



Ground Floor First Floor Second Floor

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