



6 Warmans Close, Wantage, OX12 9XS

Offers In Excess Of £350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This well-proportioned three-bedroom semi-detached property is situated in a quiet cul-de-sac location close to local amenities and is offered for sale with no onward chain.

The ground floor offers a bright and welcoming kitchen/dining room, ideal for family meals and entertaining, along with a spacious lounge featuring doors that open onto a private rear garden. A convenient downstairs cloakroom completes the ground floor.

To the first floor are three well-proportioned bedrooms, together with a family bathroom.

Outside the garden benefits from a low-maintenance paved finish throughout, while mature borders provide a colourful variety of established plants and shrubs. The property further benefits from a garage with power and lighting, together with driveway parking positioned in front of the garage.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard 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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. For example: 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

- Chain free
- Semi detached
- Three bedrooms
- Garage
- Downstairs cloakroom
- Family bathroom
- Kitchen / dining room
- EPC - C
- Council tax band - 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.

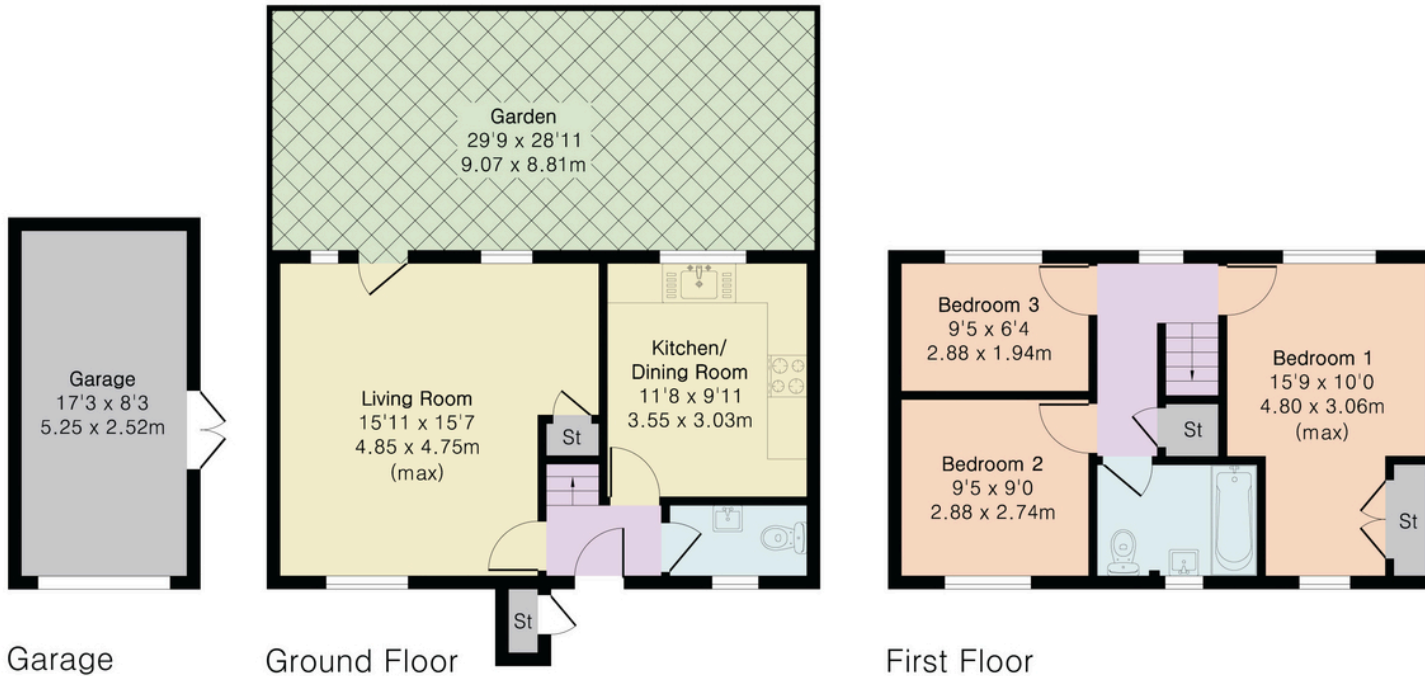


**Approximate Gross Internal Area 825 sq ft - 77 sq m
(Excluding Garage)**

Ground Floor Area 415 sq ft – 39 sq m

First Floor Area 410 sq ft – 38 sq m

Garage Area 142 sq ft – 13 sq m



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