



51 Hiskins, Wantage, OX12 9HU
£265,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious two/three-bedroom property with driveway parking and a garage, ideally located just a short walk from Wantage town centre and offered to the market with no onward chain.

The property comprises an entrance hall with a useful storage cupboard, a double-aspect sitting room with a door leading to the rear garden, a kitchen enjoying a pleasant outlook over the garden, and a versatile additional reception room to the front, which could also be used as a third bedroom.

To the first floor are two well-proportioned double bedrooms and a family bathroom.

A particular feature of the property are the front and rear gardens, which are mainly laid to lawn and offers a good degree of privacy to the rear. There is also driveway parking leading to the garage.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. 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

- Two / three bedroom property
- No onward chain
- Located close to Wantage town centre
- Driveway parking
- Garage
- Westerly facing rear garden
- Versatile accommodation
- Gas central heating
- EPC rating: D, 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 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.

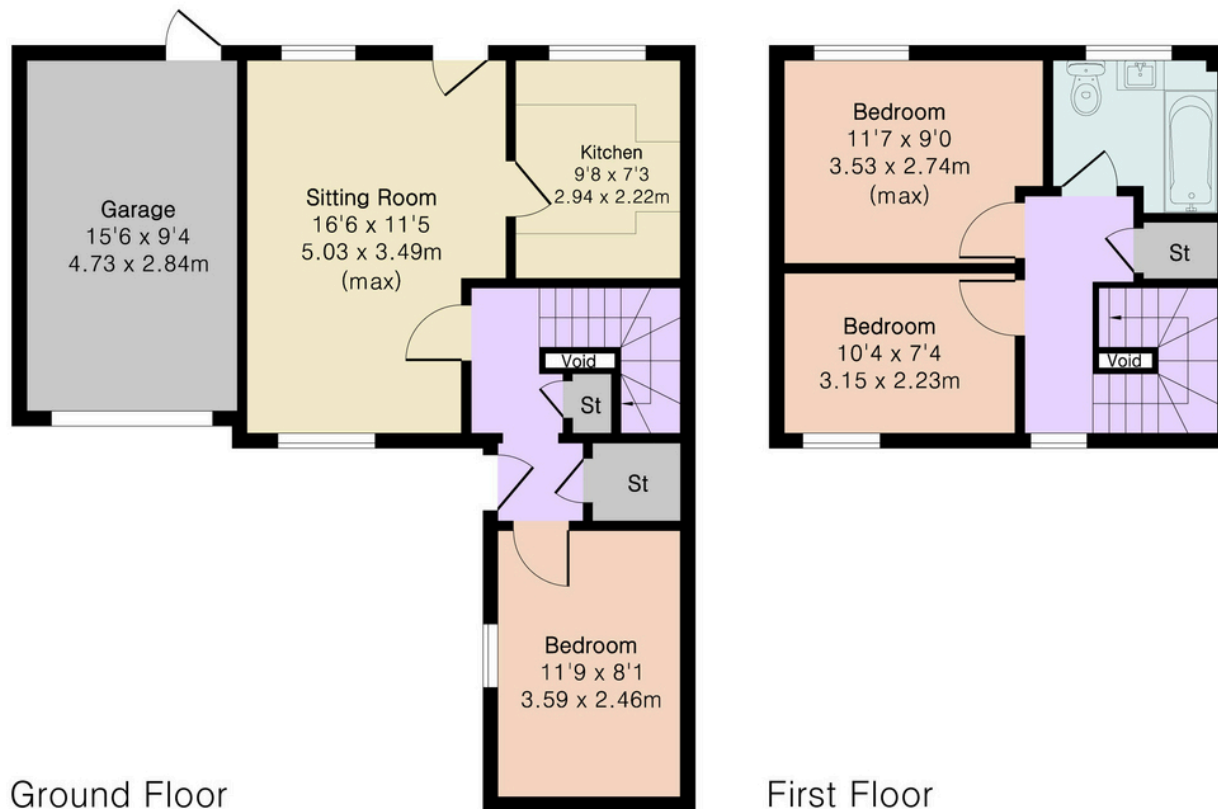
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

**Approximate Gross Internal Area 762 sq ft - 70 sq m
(Excluding Garage)**

Ground Floor Area 446 sq ft – 41 sq m

First Floor Area 316 sq ft – 29 sq m

Garage Area 145 sq ft – 13 sq m



Ground Floor

First Floor

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