

59 Warmans Close, Wantage, OX12 9XT

Offers In Excess Of £300,000

THOMAS MERRIFIELD
SALES LETTINGS







The Property

A well-presented three-bedroom semi-detached property, ideally situated in a quiet cul-de-sac location, conveniently positioned close to a range of local amenities, shops and transport links.

The accommodation comprises an entrance hall leading to the kitchen, which is fitted with a range of base and eye-level units, incorporating a built-in oven and gas hob. The spacious living room benefits from French doors opening into an attractive conservatory, providing additional reception space and views over the rear garden. Further French doors lead out to the south-westerly facing rear garden, which also benefits from a rear access door into the garage.

To the first floor, there are three well-proportioned bedrooms, with the principal bedroom and bedroom two benefitting from built in wardrobes. The accommodation is completed by a family bathroom.

Further parking can be found at the front of the garage and the rear garden is mainly laid to lawn with views over the school fields behind

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

- Semi detached
- Cul de sac location
- Close to amenities
- Three bedrooms
- Conservatory
- Garage
- EPC rating 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 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 903 sq ft - 84 sq m
(Excluding Garage)
Ground Floor Area 492 sq ft – 46 sq m
First Floor Area 411 sq ft – 38 sq m
Garage Area 142 sq ft – 13 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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