



Casa Mia Sarajac Avenue, Wantage, OX12 9SA
£385,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented three bedroom semi detached house situated in a quiet road in the sought-after village of East Challow, just a short drive from Wantage town centre and local amenities. This property is offered with no onward chain.

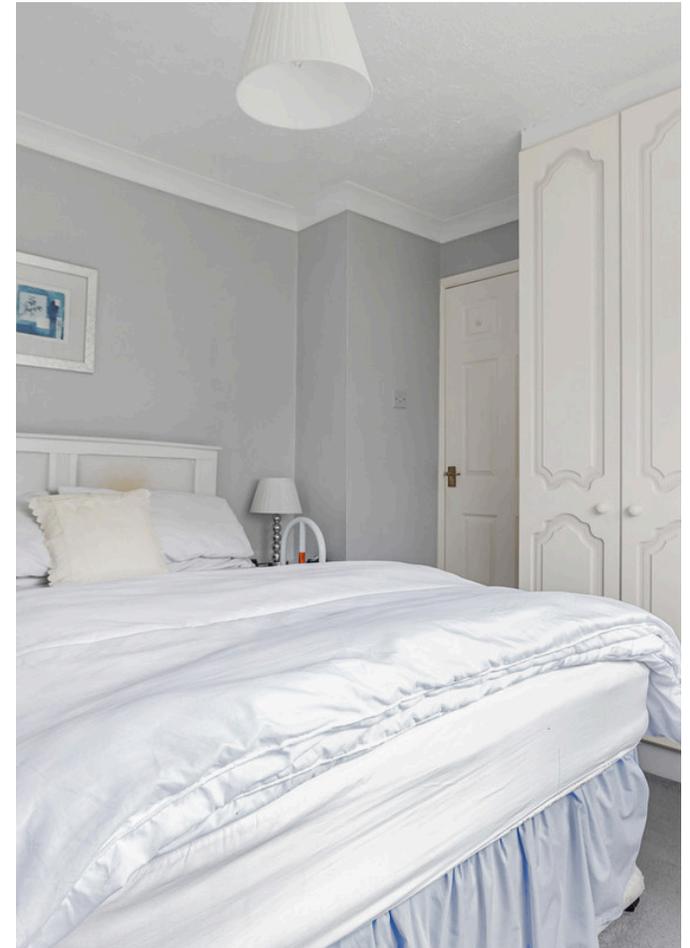
The property comprises a welcoming entrance hall leading to a spacious sitting room with decorative fireplace. A set of sliding doors lead to the bright conservatory with French doors providing access to the delightful rear garden. The kitchen has a built in hob, extractor and double oven with an archway leading to the utility room and cloakroom, and additional door access to the rear garden.

To the first floor are three good sized bedrooms, plentiful storage and a family shower room.

Outside, to the front of the property is a low maintenance front garden and driveway with block paving leading to an integrated garage. The extensive rear garden has a patio area, storage sheds, a raised lawn with established borders and shrubs and a path leading to a further seating area.

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 most major providers. The government portal generally highlights this as a very low flood risk postcode. 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. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Three Bedrooms
- No onward chain
- Village location
- Spacious Sitting Room
- Conservatory
- Utility and cloakroom
- Integral garage
- Council Tax Band; C, EPC Rating; D

The Location

East Challow is situated approximately 1 mile to the west of the historic town of Wantage with easy access by foot or car. East Challow is conveniently located at the foot of the picturesque Oxfordshire countryside with a local park, church, village hall and cricket club. The St Nicholas C of E Primary School is at the heart of the local community with King Alfred's School West Site within easy walking distance. Wantage itself provides a wide range of facilities including supermarkets, independent shops, cafes, public houses, restaurants, leisure facilities and regular farmers market. There are excellent communication links via the A34 with the M40 in the north and the M4 in the south Didcot c. 11 miles offers a fast service to London Paddington c. 40 minutes.

**Approximate Gross Internal Area 1036 sq ft - 96 sq m
(Excluding Garage)**

Ground Floor Area 603 sq ft – 56 sq m

First Floor Area 433 sq ft – 40 sq m

Garage Area 134 sq ft – 12 sq m



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.

Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS