



14 Badgers Drive, Wantage, OX12 9WJ

Offers In Excess Of £359,950 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A charming three bedroom semi-detached family home with a spacious living area. This well-maintained property features a functional layout that caters to modern family living

This stunning home comprises spacious entrance hall with WC. A modern kitchen at the front of the property with space for dining table. The kitchen has a good amount of base level storage and further eye level units. Single oven with gas hob, integrated dishwasher and double sink make for a highly functional space. To the rear of the property is the spacious living dining area, an ideal space for all the family. High quality engineered wood flooring throughout the whole of the downstairs adds to the tasteful aesthetic of this property. To the first floor is a sizable master bedroom with En-suite. The second bedroom is also a good size double and the third would make an ideal office space or single bedroom. The family bathroom is modern and functional with shower over the bath.

French doors from the living room lead out onto a generous patio area. The remainder of this south facing garden is mainly laid to lawn, a mature hedge at the rear boundary adds a nice level of privacy. The property has side access and space to park two vehicles on the driveway. It also has the added benefit of a full size garage, as well as loft boarding with ladder. Estate Maintenance Charge £210 pa 2024/25



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 most providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions which would negatively affect the property.





## Key Features

- Three bedroom semi-detached
- Spacious living area
- Kitchen / dining room
- Cloakroom
- South facing garden
- Master bedroom with ensuite
- Single garage
- Off street parking
- Council tax band D - EPC rating: 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 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.

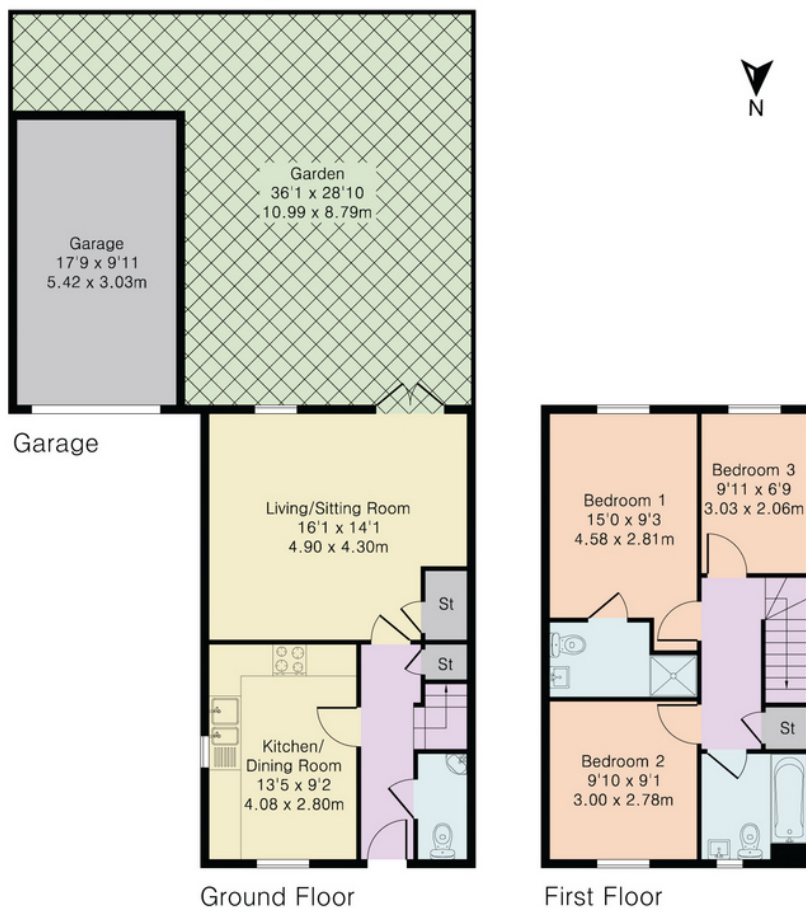


**Approximate Gross Internal Area 1069 sq ft - 98 sq m**

Ground Floor Area 446 sq ft – 41 sq m

First Floor Area 446 sq ft – 41 sq m

Garage Area 177 sq ft – 16 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.

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