



5 Stirlings Road, Wantage, OX12 7BB
£270,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A centrally located two bedroom property with allocated parking space, south facing garden coming to market with no onward chain.

This attractive property comprises entrance hall, kitchen with a range of eye and base level units with double oven and electric Hob. Freestanding washing machine and dishwasher are both included in the sale.

There is a spacious living / dining area with a door through to the conservatory at the rear and garden beyond. Stairs from the living room lead to the first floor, where there are two double bedrooms both with some fitted storage and family bathroom which features shower over full sized bath.

Outside the property has a sunny south facing garden predominantly laid to patio and gated side access leading to the allocated car parking space.

Some material information to note: . 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

- 2 Bedrooms
- End of Chain
- White goods included
- Very close to Wantage Town Centre
- Allocated Parking
- Conservatory
- South facing rear garden
- Council tax band: C, EPC rating: C

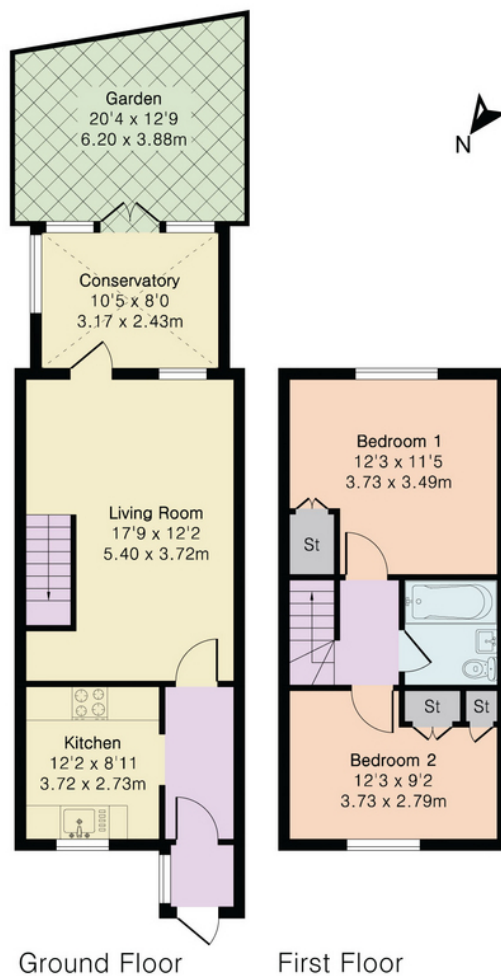
The Location

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.

Approximate Gross Internal Area 764 sq ft - 71 sq m

Ground Floor Area 434 sq ft – 40 sq m

First Floor Area 330 sq ft – 31 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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