



1 Tighe Close, Wantage, OX12 9GD
£300,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented two bedroom semi detached property with garage located nearby in a sought after and convenient location.

The property comprises cloakroom, open plan kitchen with built in oven, hob and fridge/freezer, storage cupboard, dining area and sitting room with French doors into the garden. To the first floor are two double bedrooms and family bathroom.

Outside the property has an enclosed southerly facing rear garden mainly laid to lawn with patio area and side access gate. The garage is located nearby.

Some material information to note: 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.





Key Features

- Semi detached
- Two double bedrooms
- Open plan living area
- Cloakroom
- Family bathroom
- Enclosed rear garden
- Garage
- Close to local amenities
- Council Tax Band C; 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.

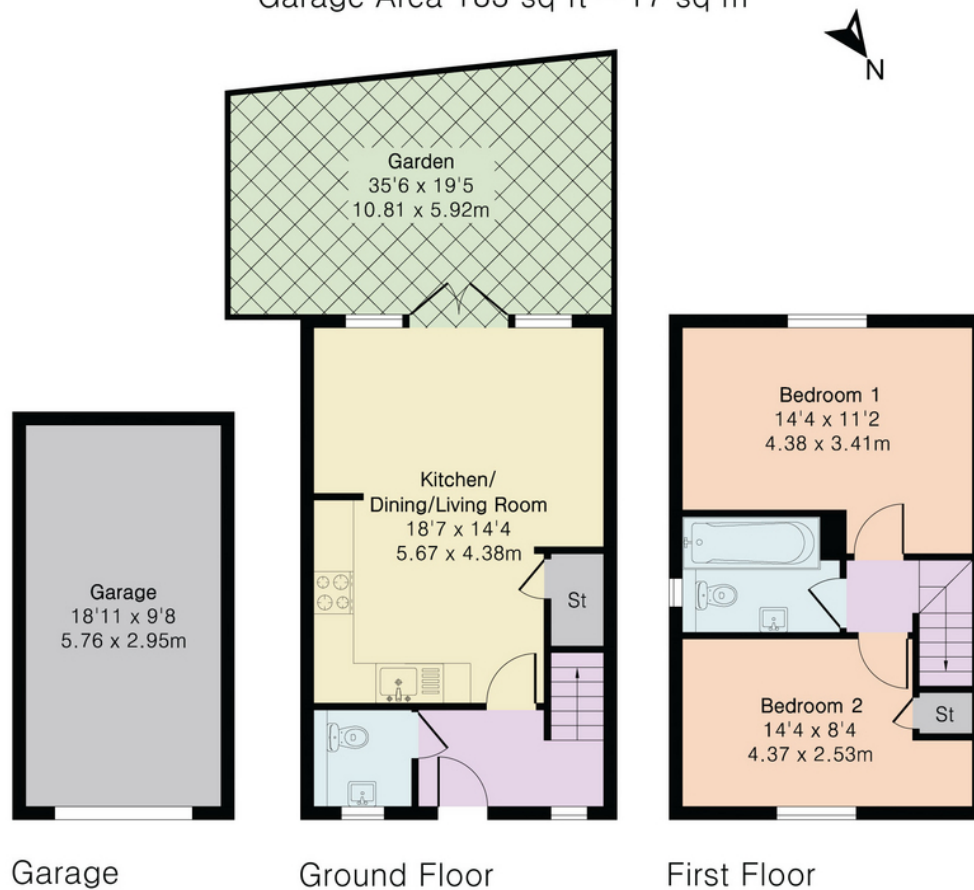


**Approximate Gross Internal Area 682 sq ft - 64 sq m
(Excluding Garage)**

Ground Floor Area 341 sq ft – 32 sq m

First Floor Area 341 sq ft – 32 sq m

Garage Area 183 sq ft – 17 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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