



17 Warmans Close, Wantage, OX12 9XS
£365,000 Freehold

THOMAS
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SALES LETTINGS



The Property

This delightful extended semi detached property situated in a cul de sac location close to local amenities.

The accommodation comprises entrance hall with storage cupboards leading to the modern kitchen with a range of base and eye level units with built in oven and gas hob. The generous sitting room has French doors into the conservatory and doors lead into a useful office. The rear of the garage has been converted into a utility room and the front of the garage provides further storage. There is access from the utility into the garage.

To the first floor are two double bedrooms both with built in storage cupboards, a third single bedroom and family bathroom.

Outside there is driveway parking in front of the garage and a further block paved parking space in front of the property. The rear garden is attractive with shrub borders, patio and lawn.

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. 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

- Three bedroom extended semi detached
- Sitting room
- Conservatory
- Modern kitchen
- Utility
- Family bathroom
- Office
- Attractive rear garden
- Driveway parking for two cars
- Council tax band: D, EPC: C

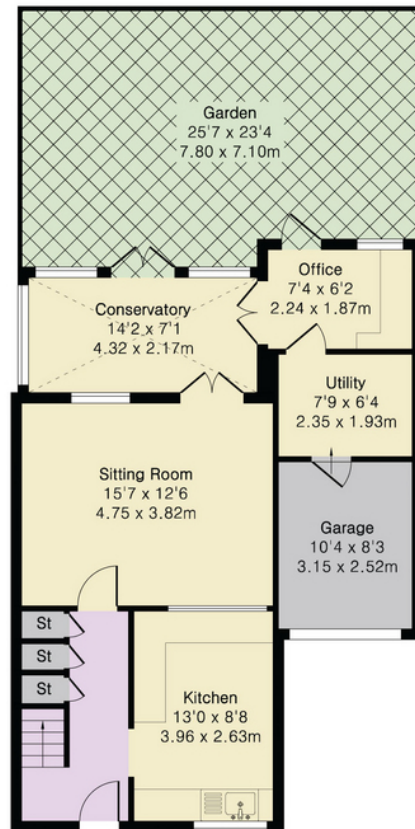
The Location

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.

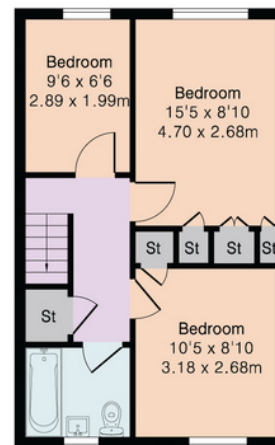
Approximate Gross Internal Area 1120 sq ft - 104 sq m

Ground Floor Area 717 sq ft – 67 sq m

First Floor Area 403 sq ft – 37 sq m



Ground Floor



First Floor

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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