



45 Hiskins, Wantage, OX12 9HU

£285,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended two bedroom terraced property with driveway parking, situated in a quiet cul-de-sac location close to local amenities.

Upon entering the property you are greeted by a sizeable living area which leads through into the kitchen at the rear. The kitchen features a range of eye level and base level storage. A double stainless steel sink, double oven and gas hob. French doors from the kitchen lead out to the rear garden. On the first floor there are two bedrooms generously sized double bedrooms, the master bedroom is to the rear with large window overlooking the garden. The family bathroom features shower over full size bathtub and offers some fitted storage space.

To the front of the property is driveway parking for two vehicles as well as a single garage. To the rear is the east facing rear garden which is mostly laid to lawn.

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 all major providers. 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. 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

- Two Double Bedrooms
- Driveway Parking
- Close to Local Amenities
- Quiet Cul De Sac Location
- Large Living Space
- Extension to Rear
- 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 879 sq ft - 82 sq m
(Excluding Garage)**

Ground Floor Area 539 sq ft – 50 sq m

First Floor Area 340 sq ft – 32 sq m

Garage Area 137 sq ft – 13 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.

Wantage Office

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

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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