



Smiths Wharf, Wantage OX12 9GG
Oxfordshire, Offers in Excess of £380,000

Waymark

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Oxfordshire

Freehold

Parking | 2 ensuite shower rooms | Enclosed rear garden | Walking distance of the town centre | 4 bedrooms | South facing balcony to the sitting room

Description

Offering versatile and adaptable accommodation, this beautifully presented 4 bedroom town house is conveniently located within a short walking distance of the town centre.

Approached across a small front garden, the front door leads into an entrance hall with useful storage and gives access to two bedrooms on the ground floor, a shower room and a useful utility room, which has plumbing for a washing machine and also has access out to the enclosed rear garden.

Stairs from the hall lead up to the first floor where there is an open plan kitchen and dining area to the rear of the property. The kitchen is fitted with a range of wall and floor mounted units and there is an integrated oven and gas hob as well as plumbing for a dishwasher. To the front of the property on the first floor is a spacious sitting room with double doors out to a south facing balcony area.

Stairs from the landing lead up to the second floor where there are two further double bedrooms, both with ensuite shower rooms and fitted cupboards.

Externally there is a small garden to the front of the property. The rear garden is enclosed and has been landscaped to provide a pleasant mix of paved seating areas, established planting and a timber storage shed. Rear pedestrian access leads to the parking area to the rear where there are two allocated parking spaces with the property.

Internally the property presents well and provides an exciting opportunity to live with the convenience of the town centre, but set within a quiet position.

The property is freehold and is heated centrally by a gas boiler. We understand the property is connected to mains water, electricity and drainage.

Location

Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

Viewing Information

Viewings by appointment only please.



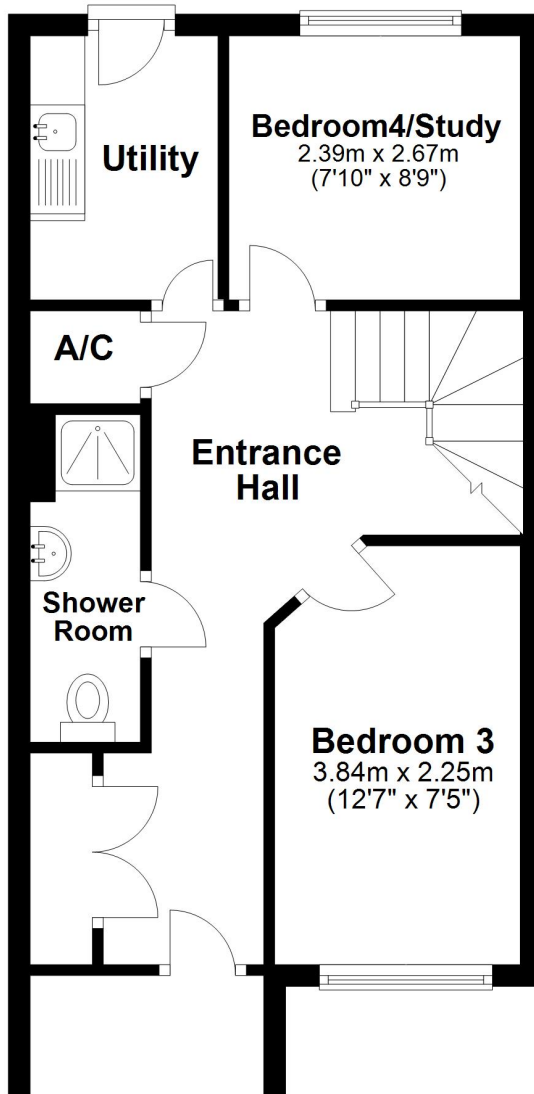
Waymark
Wantage Office

T: 01235 645645

E: wantage@waymarkproperty.co.uk

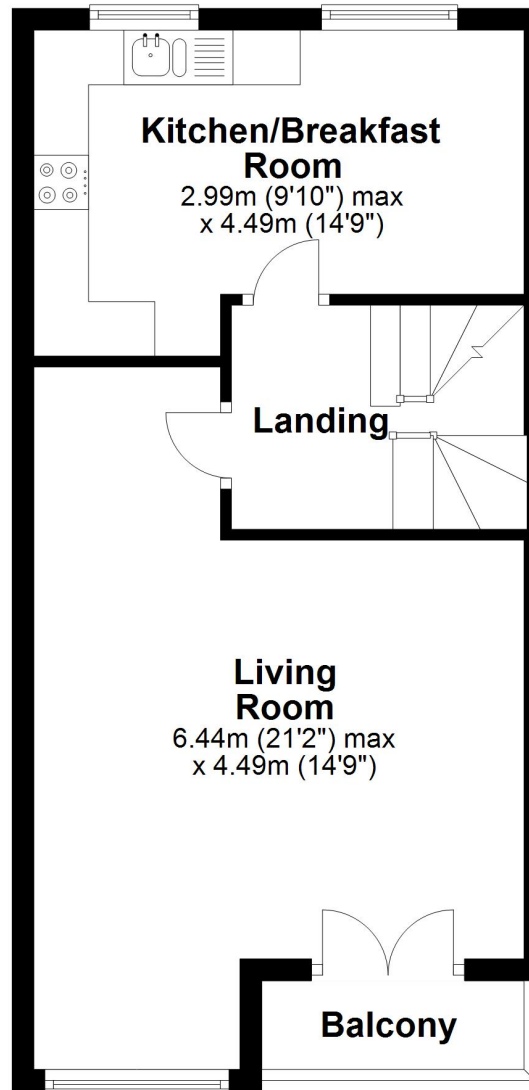
Ground Floor

Approx. 40.1 sq. metres (432.1 sq. feet)



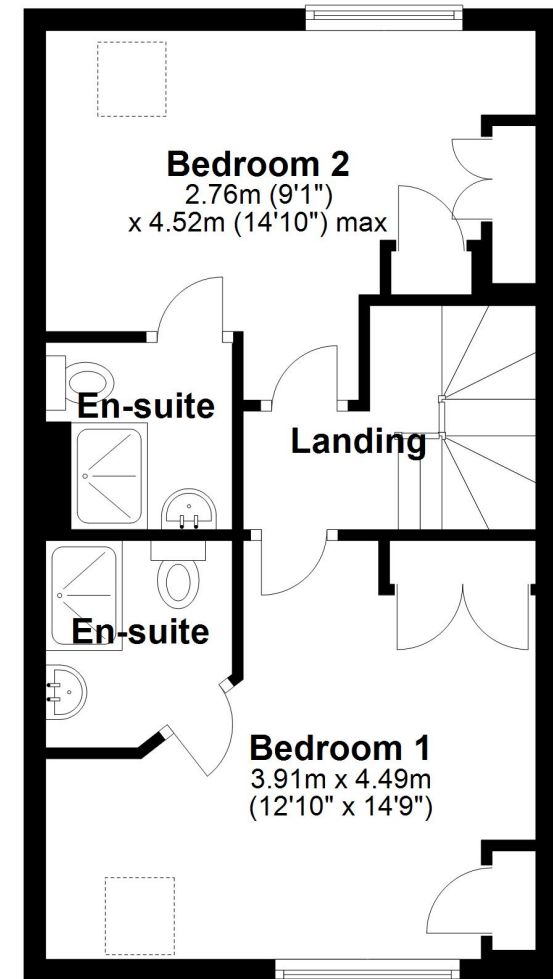
First Floor

Approx. 40.3 sq. metres (433.6 sq. feet)



Second Floor

Approx. 38.3 sq. metres (412.5 sq. feet)



Total area: approx. 118.7 sq. metres (1278.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

