



52 Mill Street, Wantage OX12 9AN
Oxfordshire, £260,000

Waymark

Mill Street, Wantage OX12 9AN

Oxfordshire

Freehold

Charming Period Two Bedroom Property | An Ideal First Time or Investment Purchase | Spacious Open Plan Living/Dining/Kitchen Room With Feature Log Burner | Charming Victorian Two Bedroom Property | Two Generous Double Bedrooms With Study/Dressing Room | Modern Family Bathroom | Impressive c.80ft Rear Garden | Spacious Accommodation Arranged Over Three Floors | Prime Location Within The Market Town of Wantage

Description

Representing an ideal first time or investment purchase, is this well presented and charming Victorian two bedroom terraced home situated in a prime location within the ever popular Market Town of Wantage.

On entering the property you are greeted by a spacious open plan living/dining/kitchen complemented by a feature log burner, with space ample space for a dining table and chairs and a stable door leading to the large garden. Stairs from the kitchen lead to the first floor landing with doors to the modern family bathroom and generous master bedroom which is flooded with natural light and boasts a feature decorative fireplace. Stairs from the landing lead to the top floor which benefits from a further generously sized second bedroom which is currently being used as the master bedroom. There is a room from the second bedroom that is being used as a study and dressing area.

Externally, there is an impressive rear garden which measures an approximate 80ft and includes a patio area which is perfect for outside dining, remainder laid to artificial grass and stone chippings interspersed with mature trees and enclosed by flowers and shrubs.

Furthermore, the property is conveniently positioned within the ever popular Market Town location, providing easy access to the towns amenities, local bus routes and schools.

The property is freehold, connected to mains gas, electric, water and drainage. The property is heated via a brand new gas fired boiler which was replaced in September 2024 and there is uPVC double glazing throughout.

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

By appointment only please.

Local Authority

Tax Band: C



Waymark
Wantage Office

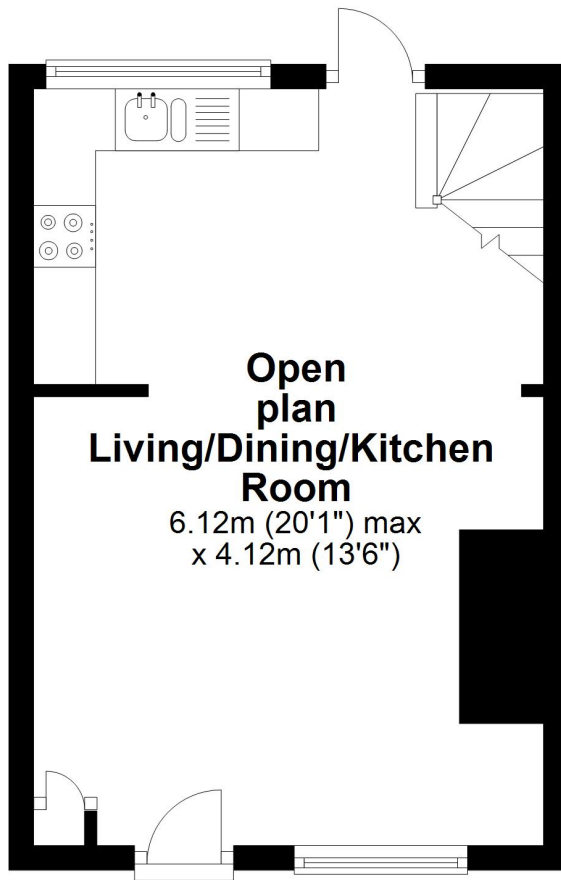
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

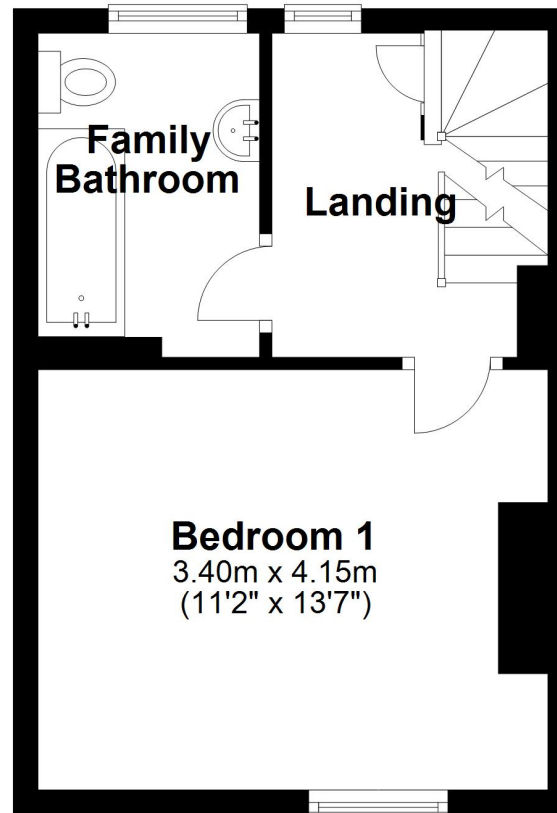
Ground Floor

Approx. 25.2 sq. metres (271.4 sq. feet)



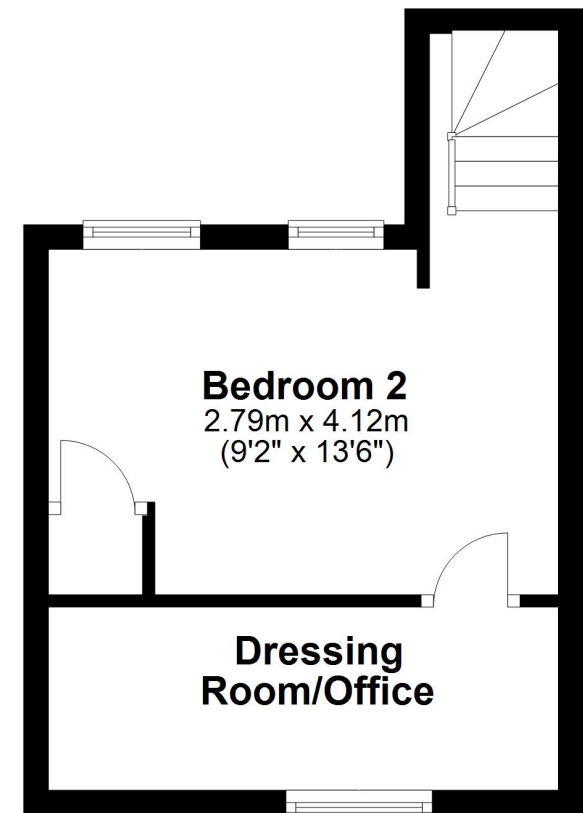
First Floor

Approx. 25.3 sq. metres (272.5 sq. feet)



Second Floor

Approx. 19.8 sq. metres (213.5 sq. feet)



Total area: approx. 70.4 sq. metres (757.4 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.

