



89 Stockham Park, Wantage
£275,000

Waymark

89 Stockham Park

Wantage

Offered to the market with no onward chain, is this three bedroom end of terraced property. Although in need of modernisation, this property presents an attractive opportunity for buyers looking to personalise and add their own stamp.

On the ground floor, the property comprises of an entrance hall, a convenient cloakroom and a well-appointed kitchen with ample cabinetry, as well as an understairs storage area. To the rear of the property, the spacious living and dining area opens directly onto the south-facing garden. Upstairs are three well-proportioned bedrooms, each with built-in wardrobes, along with a family bathroom.

The Property enjoys a paved rear garden with steps ascending to a lawned area. There is also a gate at the rear of the garden providing access to a pedestrian pathway. The front garden is paved and offers access to a brick-built outhouse, ideal for additional storage, as well as a separate area for bin storage.

The property is conveniently located in the sought-after market town of Wantage, offering easy access to local schools and amenities.

Material Information – The property is freehold, connected to mains water, gas, electricity and drainage. The property is heated via a gas fired system. Please note: the property is sold as seen and there are restrictive covenants on this property, please speak to the agent for further information. There is also an annual estate charge of £146.76.





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Wantage

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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

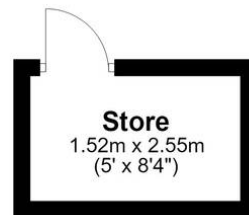
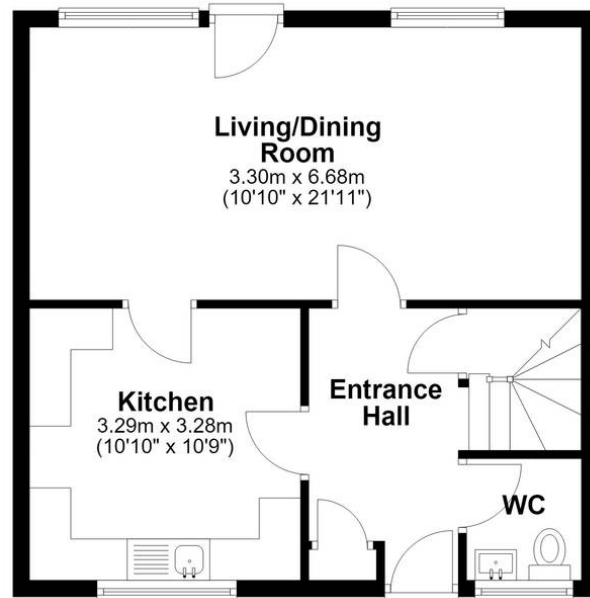
- No Onward Chain
- Potential For Modernisation
- Walking Distance Of Wantage Market Place
- Three Bedrooms
- Outbuilding With Electric
- South-Facing Garden





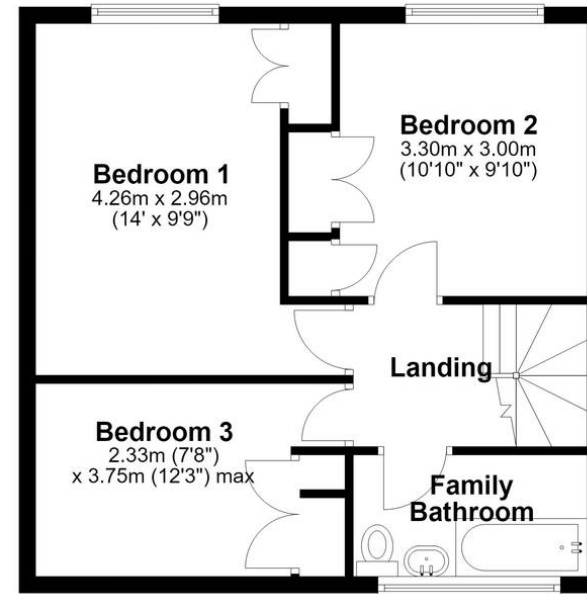
Ground Floor

Approx. 48.5 sq. metres (522.5 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.0 sq. feet)



Total area: approx. 93.2 sq. metres (1003.6 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Wantage

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