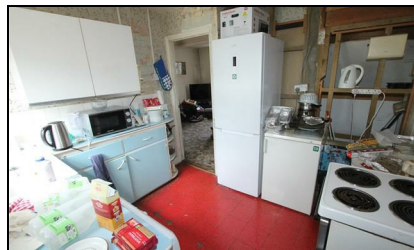




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## Springfield Road, Wantage

FOR SALE BY AUCTION: A terraced house with large garden and considerable potential in a quiet location, on the edge of this popular market town. GUIDE PRICE: £160,000-£170,000.

**£160,000 - £170,000**

01992 87 85 80

## Overall Description

**AUCTION GUIDE PRICE: £160,000-£170,000.** This terraced house sits in an elevated position in a quiet residential location towards the southern edge of the picturesque market town of Wantage. The property has two bedrooms and a bathroom upstairs with a front porch, entrance hall, sitting/dining room, kitchen and rear porch downstairs. The property has gas-fired central heating run from the back-boiler in the sitting room and is in need of internal modernisation, but offers buyers the chance to create a modern family home to their own needs and tastes. There may even be scope to extend the property to the rear and to create a third bedroom by changing the layout upstairs, as others have in the area (subject to the usual consents). There is off-street parking in front of the house and a large garden with brick shed to the rear, accessed via a tunnel shared with the neighbouring house. The property is being sold by auction with our auction partners, BTG Eddisons (see details below) and with no onward chain. Please call to book a viewing at the Open Day from 10am to 11am on Saturday the 18th of July.

## Auction Details

The property is being sold by online auction with an Auction Guide Price of £160,000-£170,000. To register for the auction and access the legal pack, please go to the BTG Eddisons web site ([www.btgeddisonspropertyauctions.com](http://www.btgeddisonspropertyauctions.com)). Please Note: The seller is recovering a contribution of 1% plus VAT towards their auction costs from the successful buyer (see legal pack special conditions). The auctioneers also charge the successful bidder a buyer's administration fee of £1,750 plus VAT. **THE PROPERTY IS NOT AVAILABLE TO PURCHASE BEFORE THE AUCTION.**

## Location

Wantage is a historic Oxfordshire market town, famous as the birthplace of King Alfred the Great, which combines rural charm with a good range of modern amenities. The town centre offers a traditional market town experience, with local independent boutiques and cafes mixed with High Street shops and supermarkets. There are good schools in the area including Stockham Primary School, Wantage Primary Academy, and King Alfred's Academy. While Wantage does not have its own train station, it is served by regular bus services to Oxford, Didcot, and Abingdon and is well-connected by road via the A34 and M4, and therefore has easy access to the nearby Didcot Parkway station. Situated in the Vale of White Horse, the town offers immediate access to the Ridgeway National Trail, and has plenty of options for walking and cycling in the surrounding Oxfordshire countryside.

## Accommodation

Steps lead up to the front door into the:

### Front Porch 6'11 x 3'2 (2.11m x 0.97m)

Window to front and side. Door to:

### Entrance Hall 7'1 x 2'10 (2.16m x 0.86m)

Stairs to first floor. Radiator.

### Sitting/Dining Room 19'9 x 11'7 widest (6.02m x 3.53m widest)

Windows to front and back. Gas fire with back-boiler. TV aerial point. Two radiators.

### Kitchen 9'5 x 8'8 (2.87m x 2.64m)

Window to rear. Kitchen units. Work-tops with sink unit. Space for electric oven. Space for fridge/freezer. Space and plumbing for washing-machine.

### Rear Porch 3'9 x 2'7 (1.14m x 0.79m)

Glazed door to the garden.

### First Floor 7'9 x 4'9 (2.36m x 1.45m)

From the hallway stairs lead up to the landing.

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### Bedroom One 18'3 x 8'8 (5.56m x 2.64m)

Two windows to front. Airing cupboard with factory-lagged hot-water cylinder and wooden slatted shelving. Radiator.

### Bedroom Two 10'11 x 10'1 (3.33m x 3.07m)

Window to rear. Radiator.

### Bathroom 7'10 x 6'1 (2.39m x 1.85m)

Frosted window to rear. Panel bath. Low-level wc. Wash-hand basin.

### Outside

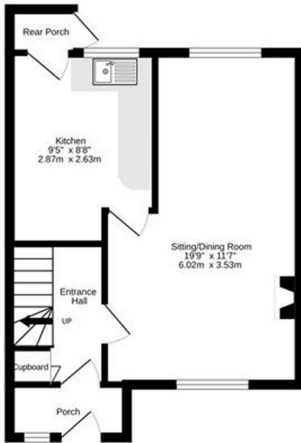
To the front of the house is brick-paved off-street parking, next to which a gate leads to a path sloping up to the front porch. Another path, shared with next door, leads down the side tunnel to a gate into the large back garden. Brick shed.

### Services & Other Info.

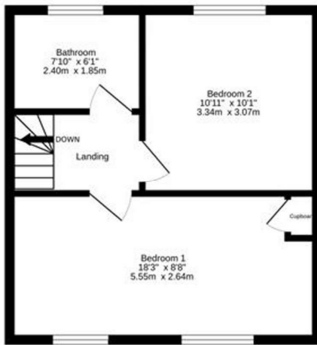
Mains water, drainage, gas and electricity. Gas central-heating (run from back boiler in gas fire in the sitting room). Council Tax Band: C.

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Ground Floor  
368 sq.ft. (34.2 sq.m.) approx.

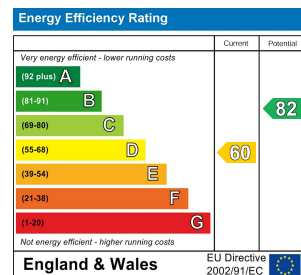


1st Floor  
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.

