



10 Primrose Avenue, Wantage, OX127FU

£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Immaculately presented three bedroom semi detached property situated in the popular Kingsgrove development constructed by Cala Homes in 2023.

This delightful property comprises a light and airy entrance hall with storage cupboard, cloakroom, spacious dual aspect sitting room with a beautiful bay window and further large storage cupboard. Across the hallway is the stunning kitchen/dining room with a range of eye and base level units and integrated appliances including dishwasher, fridge / freezer, oven and electric hob. The dining area offers ample space for entertaining and benefits from French doors into the garden.

To the first floor three double bedrooms and family bathroom with shower over the bath. The superb master bedroom has built-in storage and an ensuite shower room.

Outside to the front there is a driveway, and an area of lawn with shrub borders. The south facing sunny rear garden is mainly laid to lawn with shrub borders, a large patio, covered wooden pergola and side access gate to the driveway.

Estate maintenance charge: £93 a quarter



Some material information to note: Gas central heating. Mains water, mains electrics and mains drains. Driveway parking. Ofcom checker indicates standard, ultrafast and superfast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.



Key Features

- Three bedroom semi detached
- Spacious sitting room
- Kitchen / dining room
- Cloakroom
- Master bedroom with ensuite
- Family bathroom
- South facing garden
- Driveway parking
- Council tax band: D, EPC rating: B

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.



Thomas Merrifield and their clients give notice that:

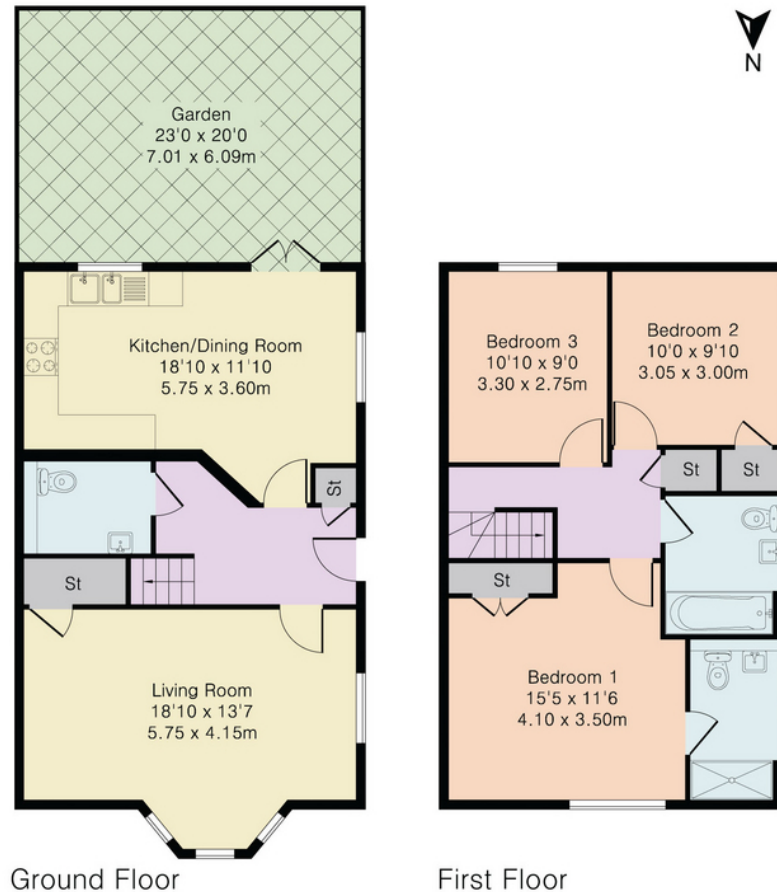
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Approximate Gross Internal Area 1148 sq ft - 107 sq m

Ground Floor Area 582 sq ft – 54 sq m

First Floor Area 566 sq ft – 53 sq m



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