



2 Clover Close, Wantage, OX12 7GB
£340,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An immaculate two-bedroom semi-detached property with two allocated parking spaces, tucked away in a small cul-de-sac on the popular Kingsgrove Development in Wantage.

The ground floor comprises an entrance hall, cloakroom and a modern kitchen with integrated appliances including oven, hob, fridge/freezer and washing machine. The spacious living room benefits from a built-in storage cupboard and French doors opening onto the garden.

Upstairs, the master bedroom features built-in wardrobes and an ensuite shower room, while the second double bedroom is generous in size and served by a family bathroom.

The landscaped rear garden is larger than average and features raised beds, a patio, a separate decked seating area and a garden shed, with the added benefit of side access to two allocated parking spaces

Estate maintenance fee Appox. £340 pa

Some material information to note: Freehold property. Mains gas, Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast and ultrafast 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 very low flood risk within this postcode. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Two bedroom semi detached
- Cul de sac location
- Living room
- Kitchen
- Cloakroom
- Landscaped garden
- Master Bedroom with Ensuite
- Second generous double bedroom
- Two allocated parking spaces
- Council tax band: C, EPC: 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.

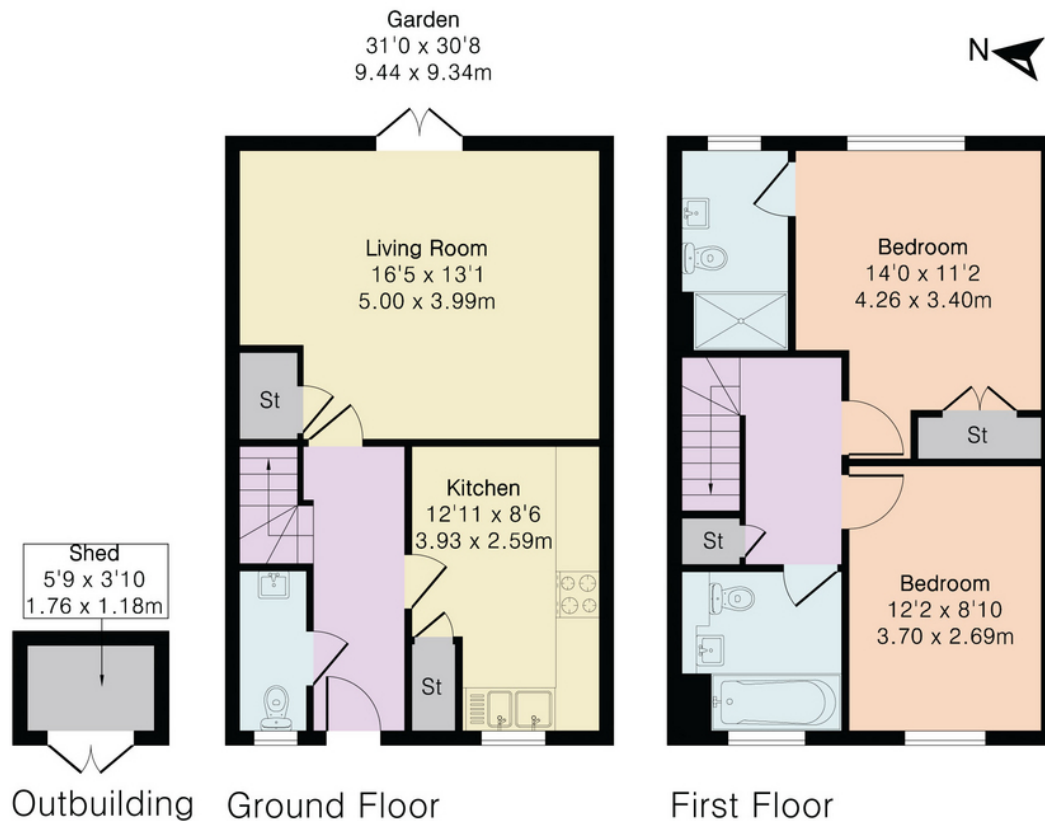


**Approximate Gross Internal Area 858 sq ft - 80 sq m
(Excluding Outbuilding)**

Ground Floor Area 429 sq ft – 40 sq m

First Floor Area 429 sq ft – 40 sq m

Outbuilding Area 22 sq ft – 2 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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