



9 Goldsmith Close, Wantage, OX12 7GL

Guide Price £340,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

An ideally located two-bedroom terraced property with two allocated parking spaces, tucked away on a dead-end road on the popular Kingsgrove Development in Wantage.

The ground floor comprises an entrance hall, cloakroom a large separate sitting room with views across the communal green space and a large kitchen diner with integrated appliances including oven, hob, fridge/freezer and washing machine and doors leading out onto the rear garden.

Upstairs, the master bedroom features built-in wardrobes and views across the rear garden, while the second double bedroom is generous in size and both served by a family bathroom.

The rear garden features raised beds, a patio, a separate decked seating area and a garden shed, with the benefit of side access.

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

- Quiet Location
- Two double bedrooms
- Private south facing garden
- Kitchen Diner
- Separate living room
- Allocated parking
- Council tax band: C, EPC: B

## The Location

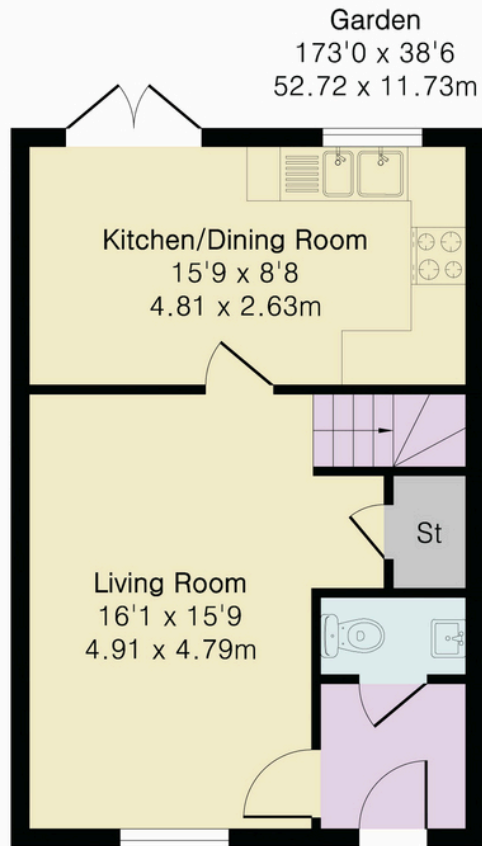
Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities 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.



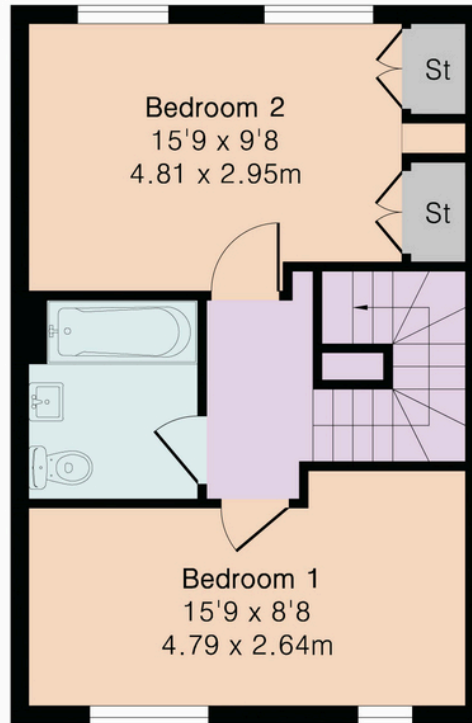
## Approximate Gross Internal Area 778 sq ft - 72 sq m

Ground Floor Area 389 sq ft – 36 sq m

First Floor Area 389 sq ft – 36 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

### Wantage Office

15 Millbrook Square, Grove, Wantage  
Oxfordshire, OX12 7JZ

T 01235 764 444

E [wantage@thomasmerrifield.co.uk](mailto:wantage@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

