



12 Mandarin Place, Grove, Wantage, Oxfordshire, OX12 0QH

£1,300 PCM - 1st November 2025

- Two Double Bedrooms
- Gas Central Heating
- Within Easy Reach of Wantage
- Bathroom with Shower over Bath
- Enclosed Garden
- Walk to Local Shops
- Large Kitchen with Space to Dine
- Garage in block closeby
- Pretty Outlook over a Green

12 Mandarin Place, Wantage OX12 0QH

A 2 bedroom mid terrace house in a lovely spot overlooking a green and convenient for local shops as well as within short cycling/driving distance of Wantage town centre. Entrance porch. Living room with engineered wood floor. Kitchen with space for table and a door to the garden. Appliances include oven and gas hob, dishwasher, fridge/freezer and washing machine. Double bedroom with built-in storage. Second bedroom is a good size occasional double. Modern fitted shower room with wide shower cubicle, WC & basin. Garage in block and parking on street. Gas central heating. Enclosed rear garden, with patio and lawn. EPC Rating D. Council tax band C.

The Ofcom Broadband Checker states there is:

- Ultrafast broadband has download speeds of greater than 300Mbps

When an application is agreed a holding deposit will be required of a maximum of one weeks rent

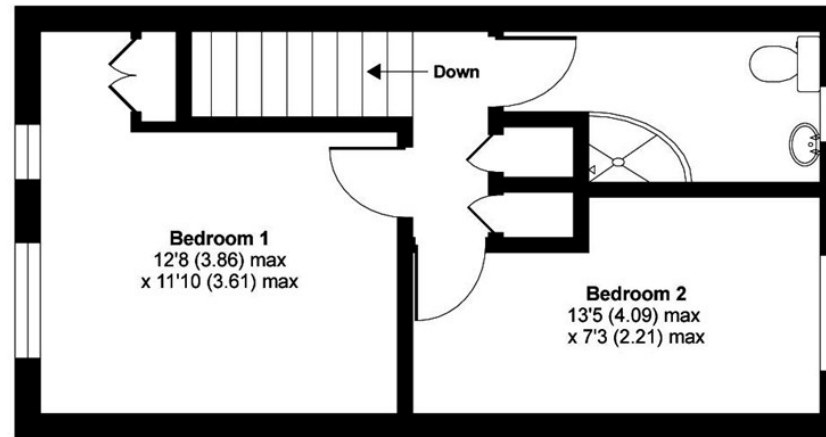


Council Tax Band: C

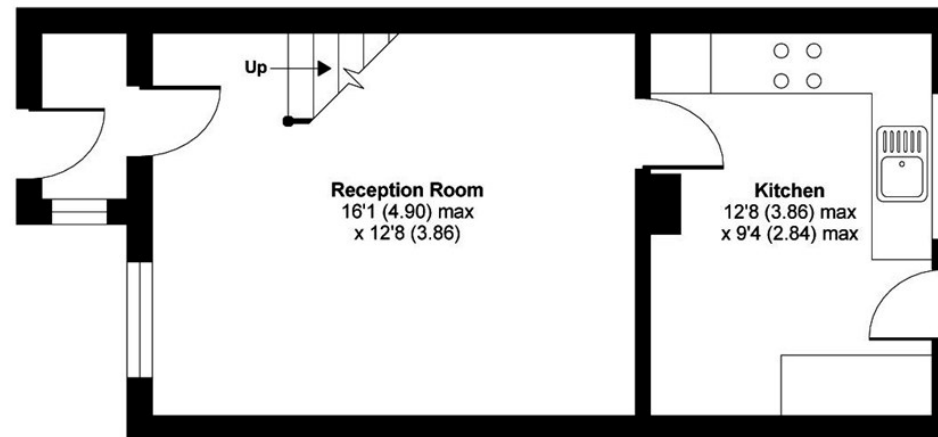


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APPROX. GROSS INTERNAL FLOOR AREA 674 SQ FT 62.6 SQ METRES



FIRST FLOOR



GROUND FLOOR



Garden
'Approximate'
34' (10.36)
x 13' (3.96)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Directions

Viewings

Viewings by arrangement only. Call 01235 773999 to make an appointment.

Council Tax Band

C