



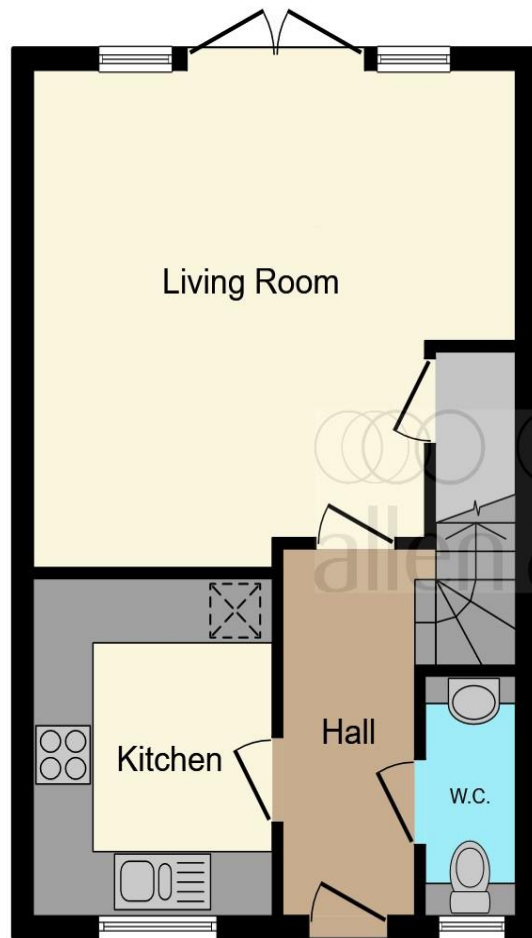
**Appletons, Wantage, OX12 7GG**

**welcome to**

## **Appletons, Wantage**

In brief this property comprises entrance hall with stairs to first floor, cloakroom, modern fitted kitchen with fully integrated appliances. To the rear of the ground floor is a living dining room with French doors leading out to the rear garden. To the first floor there are two double bedrooms, en-suite to master bedroom and family bathroom. Driveway parking for two vehicles at the side with gated access to the rear garden. The rear garden is fully enclosed with patio, lawn and storage shed. Internal viewings are recommended.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Downstairs Cloakroom**

**Lounge**

15' 9" max x 15' 3" ( 4.80m max x 4.65m )

**Kitchen**

10' 4" x 7' 9" ( 3.15m x 2.36m )

**Bedroom One**

13' 10" x 11' max ( 4.22m x 3.35m max )

**En-Suite**

**Bedroom Two**

14' max x 9' 3" ( 4.27m max x 2.82m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Welcome to

## Appletons, Wantage

- Semi Detached House
- Two Double Bedrooms
- En-suite to Master Bedroom
- Kitchen
- Living Dining Room

Tenure: Freehold EPC Rating: B

# £325,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/DID106107](https://allenandharris.co.uk/Property/DID106107)



Property Ref:  
DID106107 - 0004

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## Location

Wantage is a historic market town situated within the Vale of White Horse. The town offers various 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 M4 in the south. Didcot c.9 miles offers fast connections to London Paddington c.40 minutes.

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**01235 812333**



[didcot@allenandharris.co.uk](mailto:didcot@allenandharris.co.uk)



135 Broadway, DIDCOT, Oxfordshire, OX11 8RQ



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