



**Appletons, Wantage, OX12 7GG**

## **Welcome to Appletons, Wantage**

Allen & Harris are pleased to offer this two double bedroom maisonette with en-suite to master bedroom. The property is light and spacious throughout and benefits from modern open plan living kitchen dining room with fully integrated appliances, along with allocated and visitor parking.

In brief the property comprises private door to entrance hall with large double storage cupboard and doors to all rooms. The hallway leads down to an open plan living kitchen dining room with triple aspect windows, fully integrated kitchen appliances alongside a gas hob and electric oven. Two double bedrooms with en-suite shower room to the master bedroom. There is a modern part tiled family bathroom with panelled bath, low level WC and wash hand basin. Outside the property is set within well maintained communal grounds with allocated and visitor parking.

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.





**Entrance Hall**

**Lounge/Kitchen/Diner**

**Bedroom One**

16' 7" max x 11' 11" ( 5.05m max x 3.63m )

**En-Suite**

**Bedroom Two**

13' 10" x 10' 7" ( 4.22m x 3.23m )

**Bathroom**

**Parking**

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

- Ground Floor Maisonette
- Two Double Bedrooms
- En-suite to Master Bedroom
- Family Bathroom
- Modern Open Plan Living Kitchen Dining Room

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

# £250,000



**view this property online** [allenandharris.co.uk/Property/DID106129](https://allenandharris.co.uk/Property/DID106129)



Property Ref:  
DID106129 - 0004

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Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the  
postcode not the actual property

  
allen & harris



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