



**White Horse House, Wolage Drive, Grove, Wantage, OX12 9NS**

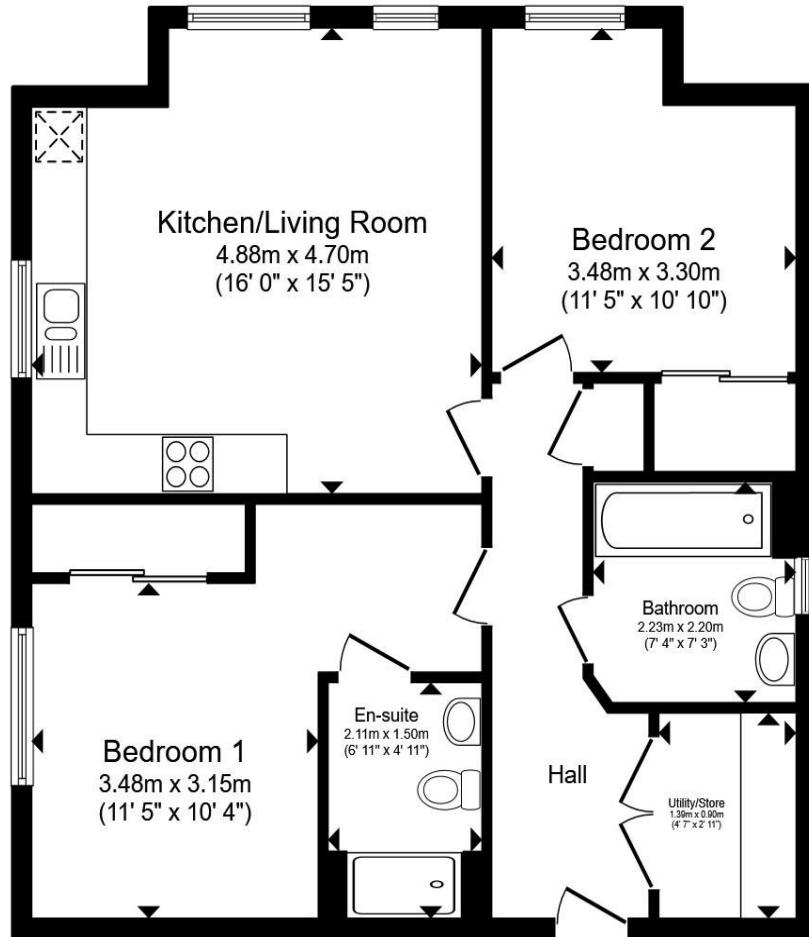
**Welcome to**

## **White Horse House, Wolage Drive, Grove, Wantage**

Allen and Harris are pleased to welcome to the market White Horse House. This property provides, a lounge kitchen diner, two bedrooms, the master benefiting from an en-suite, and a family bathroom. Outside provides an allocated parking space. This property is located conveniently within walking distance to Wantage's new Lidl supermarket, doctors' surgery and Wantage town centre.

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.





Total floor area 72.0 m<sup>2</sup> (775 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

Welcome to

## White Horse House, Wolage Drive, Grove, Wantage

- Master bedroom with en-suite
- Allocated parking space
- 104 years remaining on the lease
- Lounge kitchen, diner
- Close to local amenities

Tenure: Leasehold EPC Rating: C

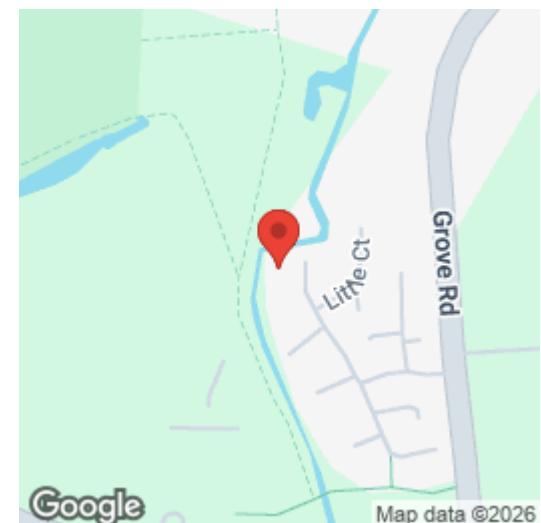
Council Tax Band: C

Service Charge: 1600.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2004.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

# £230,000



**view this property online** [allenandharris.co.uk/Property/DID106760](http://allenandharris.co.uk/Property/DID106760)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
DID106760 - 0003



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