



16 Windrush Close, Wantage, Oxon, OX12 0NL

£1,550 Per Month - 29th June 2024.

- Detached house
- Gas central heating
- Available fully furnished
- Ultrafast broadband
- Three double bedroom

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Spacious, three bedroom detached house situated in very quiet location in Grove. The property is available fully furnished and comprises of fitted kitchen with cooker, washing machine, fridge/freezer, dishwasher, downstairs cloakroom. Sitting room/dining room with table and chairs and sofa to remain, conservatory, leading to well established garden, shed to stay. 3 double bedrooms, beds and wardrobes to remain, bedroom 3 has futon and desk. Bathroom with shower over bath. Gas central heating, all UPVC. EPC C. Council tax band D. Regrettably no sharers. Garage retained by Landlord.

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: D



Approximate Gross Internal Area
Ground Floor = 57.8 sq m / 622 sq ft
First Floor = 43.3 sq m / 466 sq ft (Excluding Void)
Garage = 13.4 sq m / 144 sq ft
Total = 114.5 sq m / 1,232 sq ft




This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	77	
(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 514267 to make an appointment.

Council Tax Band

D