



## 15 Swan Close, Grove, Wantage, Oxon, OX12 0QE

£2,400 PCM - Available Soon

- Furnished
- Located in a quiet cul-de-sac in Grove
- Ultrafast broadband
- Detached
- Large open plan kitchen/dining room
- 4 bedroom house
- Gas central heating

# 15 Swan Close, Wantage OX12 0QE

Well presented detached 4 bedroom house, located in a quiet cul-de-sac in Grove. Large open plan kitchen/dining room opening onto a conservatory and south facing garden, living room with sofa (can be removed) and TV on wall. 1 master suite with en-suite shower room and 3 further rooms sharing a family bathroom. Gas central heating. single garage and parking. Digital television aerial and Satellite Dish. EPC C. Council Tax Band E

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

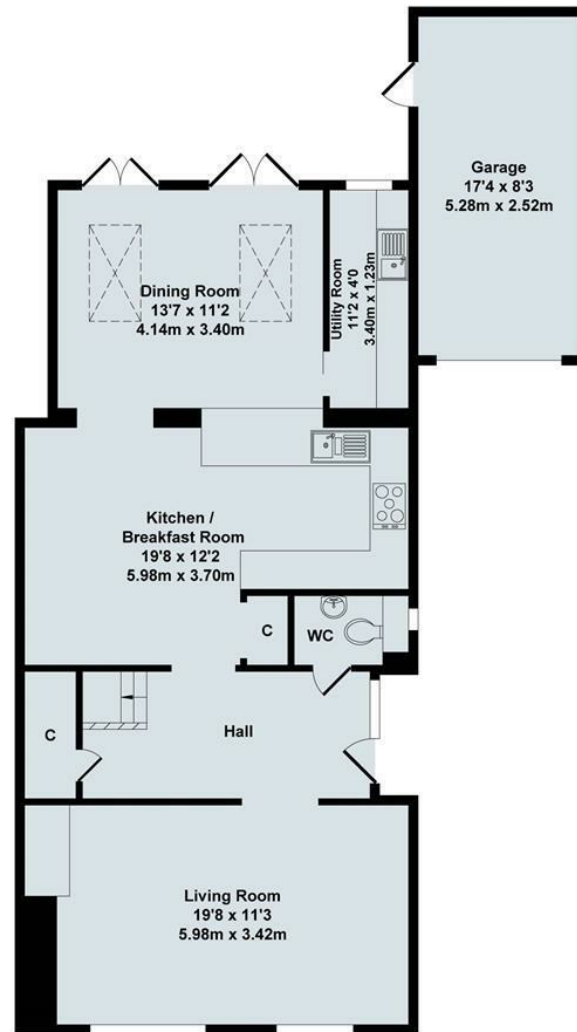


Council Tax Band: E

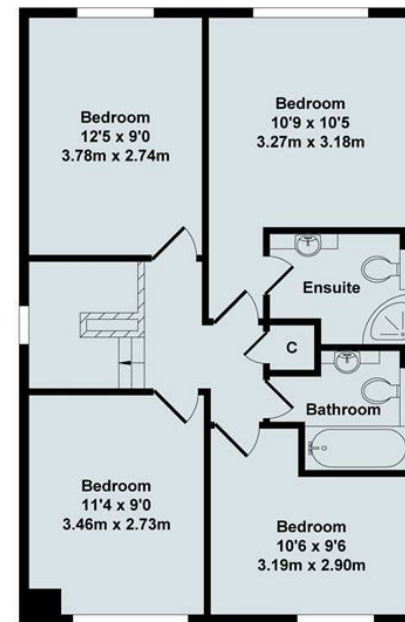








Ground Floor



First Floor


Total Approx. Floor Area 1549 Sq.Ft. (143.90 Sq.M.)

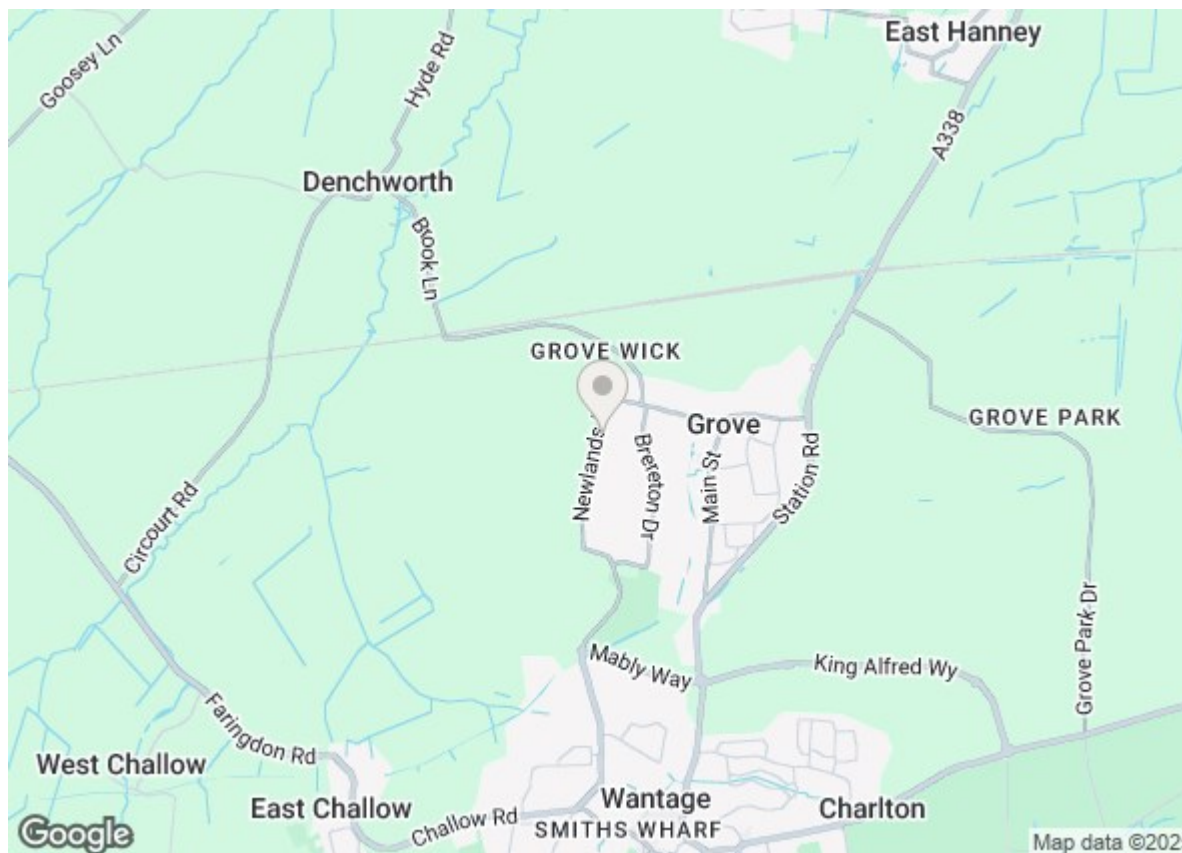
All items illustrated on this plan are included in the "Total Approx Floor Area"





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Directions

### Viewings

Viewings by arrangement only. Call 01235 514267 to make an appointment.

### Council Tax Band

E