



## 8 Little Court, Wantage, OX12 9FZ

£1,750 PCM - 12th December 2025.

- Immaculately presented, 3 bedroom house
- Gas central heating
- Ultrafast broadband
- Located in a quiet location
- 2 allocated parking spaces
- 3 bedrooms, ensuite to bedroom one
- EPC C

# 8 Little Court, Wantage OX12 9FZ

Immaculately presented, 3 bedroom house located in a quiet location. Comprising of fully fitted kitchen with gas hob , fridge/freezer, dishwasher, washing machine, cloakroom, sitting room overlooking private courtyard garden, 3 bedrooms, ensuite to bedroom one, family bathroom. Gas central heating. 2 allocated parking spaces. Loft is fully boarded and has power. EPC C.

The Ofcom Broadband Checker states there is:

- Ultrafast broadband has download speeds of greater than 300Mbps

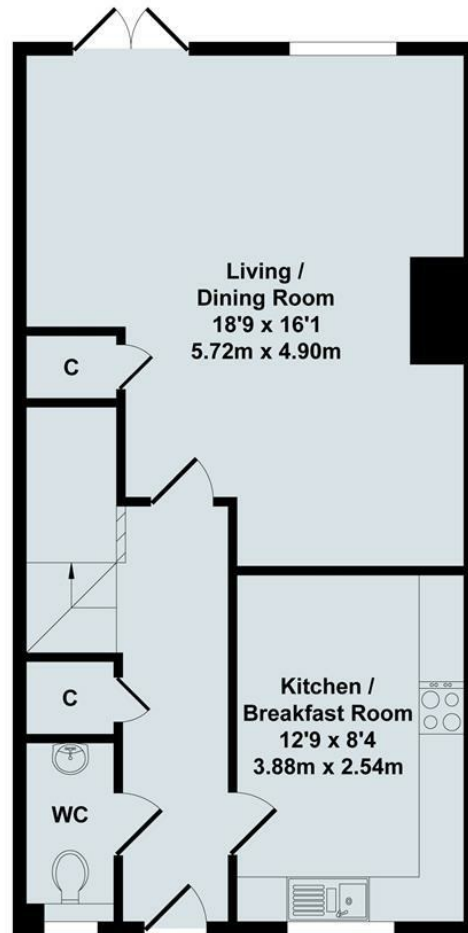
When an application is agreed a holding deposit will be required of a maximum of one weeks rent



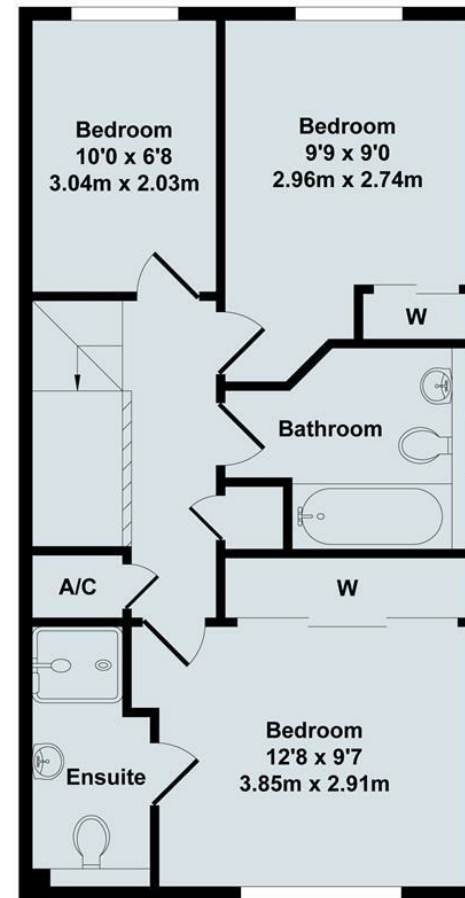
Council Tax Band: D







Ground Floor



First Floor



**Total Approx. Floor Area 1024 Sq.Ft. (95.10 Sq.M.)**


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

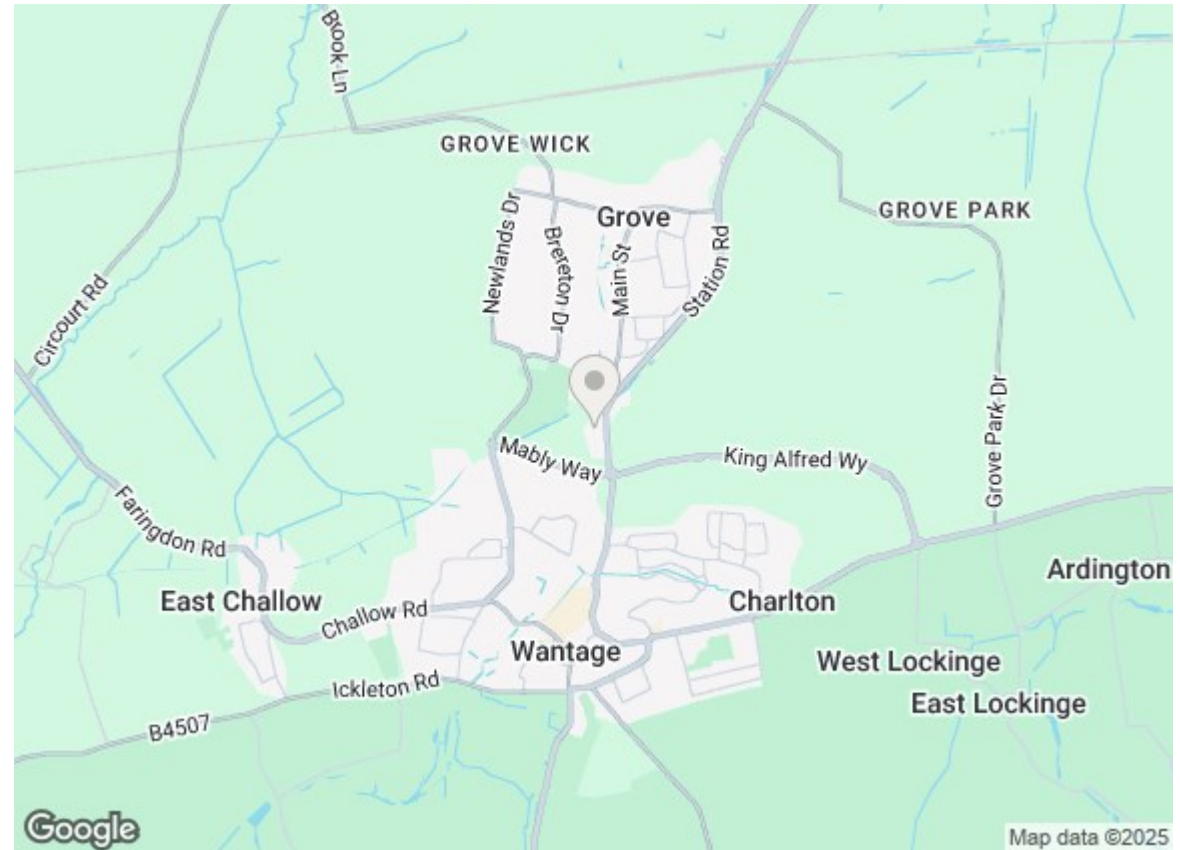






## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>74</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

D