



3 Bramble Lane, Wantage, OX12 7GA

Guide Price £345,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented two-bedroom semi-detached home, positioned within the sought-after Kingsgrove development on the eastern edge of Wantage.

The property comprises an entrance hall with a useful storage cupboard and a downstairs cloakroom. The bright and airy kitchen is fitted with a comprehensive range of units and integrated appliances. To the rear, there is a generously sized lounge/dining room with French doors opening onto the private rear garden, which benefits from a desirable westerly aspect.

To the first floor are two spacious double bedrooms. The principal bedroom benefits from a contemporary en-suite shower room and a fitted storage unit, while the family bathroom is well-appointed with a full-sized bath and shower over.

Outside, the property offers a driveway providing off-road parking. The rear garden is ideal for entertaining, enjoying a westerly orientation and featuring a patio area, lawn, and storage shed, along with gated side access to the driveway.



This attractive home, less than ten years old and presented in excellent condition throughout, is highly recommended for viewing.

Estate maintenance charge £353 per annum

Some material information to note: Freehold property. Mains gas, water, electrics and drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most major providers. The government portal generally highlights this as a very low flood risk within this postcode. We are not aware of any planning permissions in place which would negatively affect the property.



Key Features

- Semi detached
- Two bedrooms
- Two bathrooms
- Downstairs cloakroom
- Excellent condition
- Driveway parking
- Westerly facing garden
- EPC - B
- Council tax band - C

The Location

Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers 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 the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes.



Thomas Merrifield and their clients give notice that:

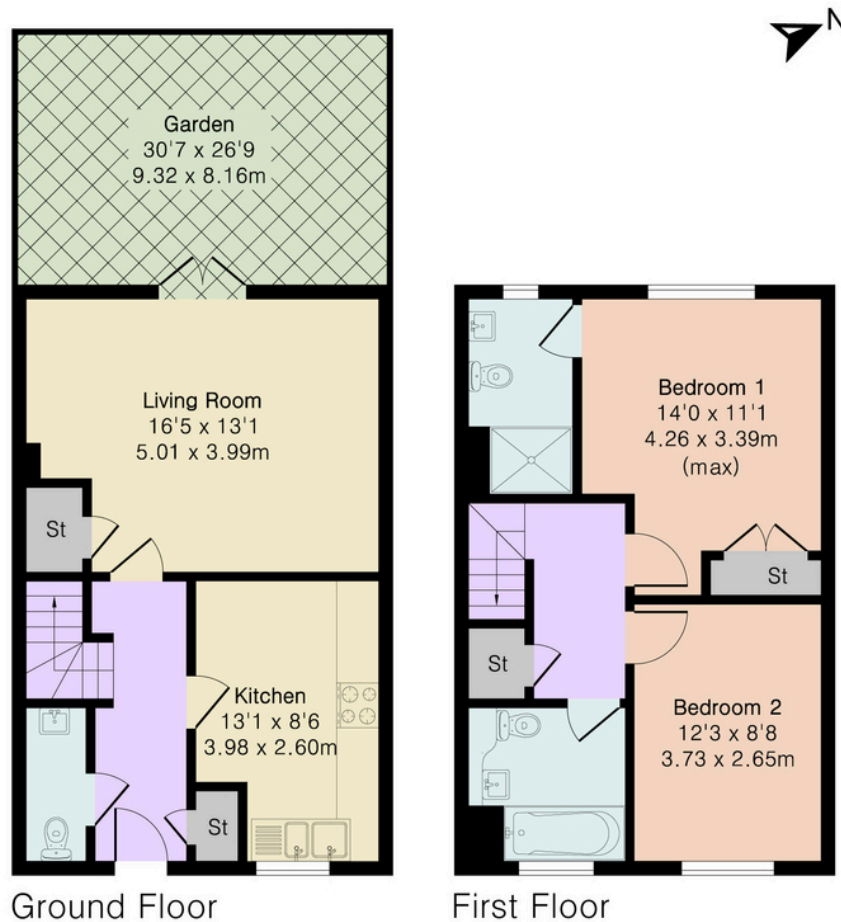
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Approximate Gross Internal Area 862 sq ft - 80 sq m

Ground Floor Area 431 sq ft – 40 sq m

First Floor Area 431 sq ft – 40 sq m



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