



25 Allen Close, Wantage, OX12 0GW

Offers Over £280,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well-presented two-bedroom semi-detached property, situated on the popular Wellington Gate development and benefiting from a complete onward chain.

The ground floor offers a well-balanced layout, featuring a welcoming reception room positioned at the front of the property, providing a comfortable space for relaxation or entertaining. To the rear a good sized kitchen/diner, with direct access to a southerly facing garden, the ground floor is further complemented by a convenient downstairs cloakroom, along with a useful storage cupboard.

To the first floor, the property comprises two well-proportioned bedrooms, both benefiting from built-in storage, along with a modern family bathroom.

The property is less than 10 years old, offering the advantages of a modern build with contemporary finishes and energy efficiency. It further benefits from two allocated parking spaces, providing off-road parking.

Some material information to note: Freehold property. Mains gas, water, electrics and drains. Ofcom checker indicates 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

- Complete onward chain
- Semi detached
- Two bedrooms
- Wellington Gate development
- Off road parking for two cars
- Downstairs cloakroom
- EPC - B
- Council tax band - C

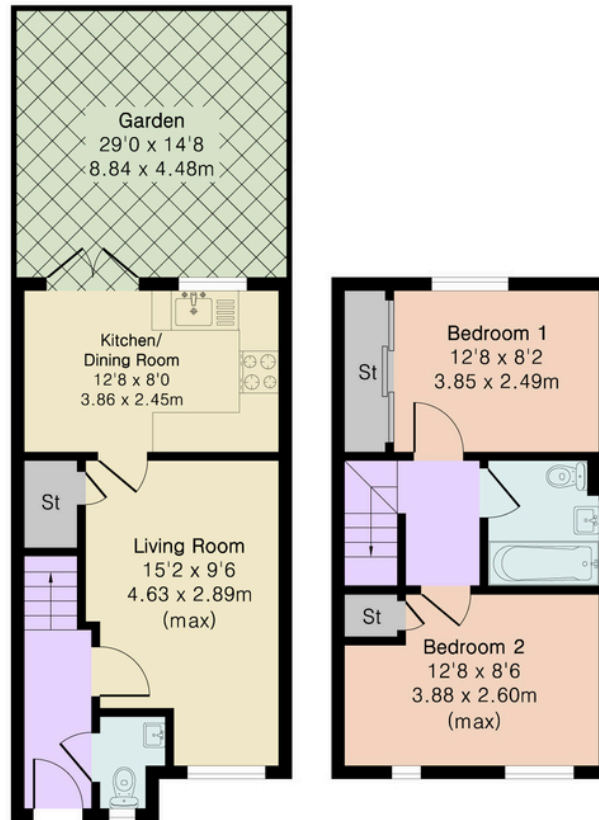
The Location

Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook, St Johns and Grove C of E primary schools, local park, two public houses and a parade of shops on Main Street with a further small precinct in Savile Way. Located c.13 miles southwest of the historical University City of Oxford Grove has some of the finest schooling on its doorstep. Grove and Wantage together offer a broad range of shopping, leisure and sporting facilities. It is also has good road access to the A34 connecting to the M4 in the south and the M40 in the north. There is a mainline station at Didcot c.9miles to London Paddington c.40 minutes.

Approximate Gross Internal Area 612 sq ft - 57 sq m

Ground Floor Area 312 sq ft – 29 sq m

First Floor Area 300 sq ft – 28 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

