



22 Elder Way, Wantage, OX12 7FT
Guide Price £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well-presented three-bedroom semi-detached property situated within the popular Kingsgrove development, on the eastern edge of Wantage.

The versatile ground-floor accommodation is approached via a welcoming entrance hall with stairs rising to the first floor. The sitting room is positioned to the front of the property, while the kitchen/breakfast room offers a good range of modern wall and floor units, integrated appliances and ample space for dining, with double doors opening directly onto the private garden. The ground floor also benefits from a storage cupboard and a separate cloakroom/utility area.

The first floor provides two good-sized bedrooms, with bedroom three currently utilised as a home office, together with a modern family bathroom featuring a shower over the bath.

The principal bedroom occupies the second floor and benefits from sleek fitted wardrobes, a Velux window and a stylish en-suite shower room.

Outside, the rear garden is predominantly laid to lawn with a patio area. A gate provides convenient access to the parking area, situated to the front of the garage, which benefits from an electricity supply.

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





Key Features

- Three bedroom semi-detached property.
- Kitchen / Breakfast room with integrated appliances
- Spacious principal bedroom with fitted wardrobes and en-suite shower room
- Modern family bathroom
- Cloakroom
- Utility
- Garage with power and parking space
- Council Tax Band; D
- EPC Rating; B

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.

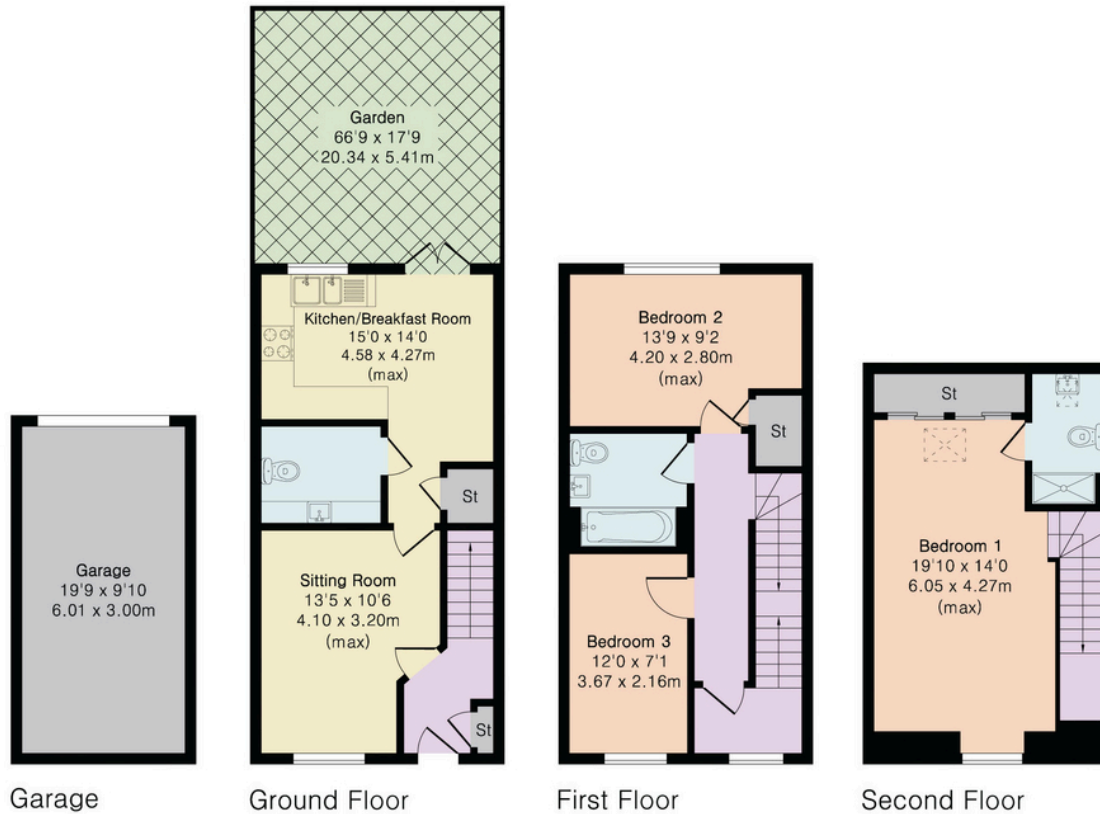
**Approximate Gross Internal Area 1131 sq ft - 106 sq m
(Excluding Garage)**

Ground Floor Area 405 sq ft – 38 sq m

First Floor Area 405 sq ft – 38 sq m

Second Floor Area 321 sq ft – 30 sq m

Garage Area 194 sq ft – 18 sq m



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.



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