



**32 Cherry Croft, Wantage**

Guide Price **£340,000**

Waymark

## 32 Cherry Croft

Wantage, Wantage

Presented in immaculate condition, this modern and energy-efficient semi-detached house offers larger than average accommodation together with a south facing rear garden and private driveway. Upon entering, you are welcomed by an entrance hall with downstairs cloakroom/wc leading into a well equipped kitchen to the front with gloss cabinets and integrated appliances. The generous living/dining room has french doors leading to the rear garden and a large understair cupboard for storage. On the first floor, the master bedroom features an en-suite and there is a further double bedroom and family bathroom to the rear.

Externally, there is a lawned front garden and adjoining private driveway to the side with gated access to the rear garden where there is a paved patio and lawn, the garden is enclosed by wooden panel fencing and faces a southerly direction.

- Larger Style Semi-Detached House
- En-Suite to Master Bedroom
- Two Double Bedrooms
- Fitted Kitchen with Appliances
- Generous Sized Living/Dining Room
- Long Private Driveway
- South Facing Rear Garden





## 32 Cherry Croft

Wantage, Wantage

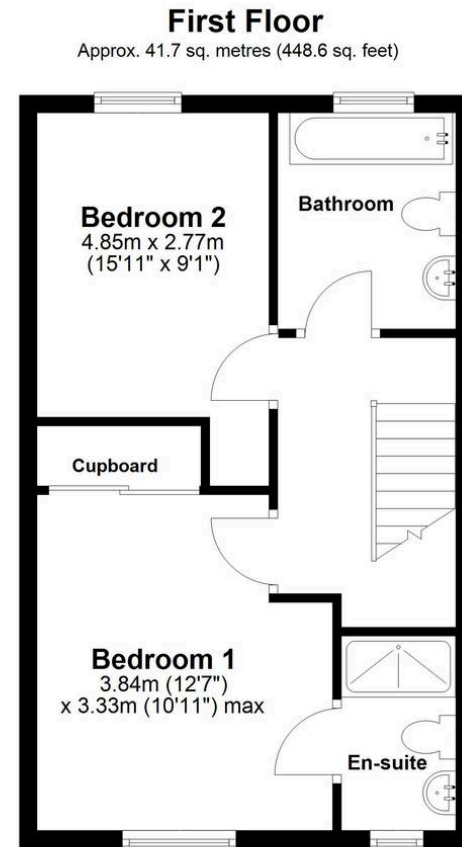
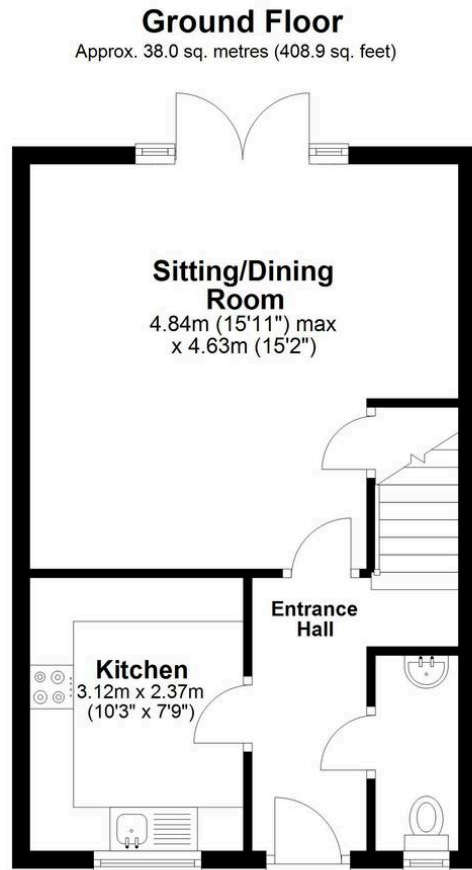
Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

Council Tax band: C

Tenure: Freehold

Material Information - The property is freehold, connected to mains gas, electricity, water and drainage. The property is heated via a gas fired boiler which is annually serviced and there is uPVC double glazing throughout. There is a management fee of £90 per quarter for the maintenance of the development.





**Total area: approx. 79.7 sq. metres (857.5 sq. feet)**

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.

Plan produced using PlanUp.

## Waymark Wantage

Waymark Property, 23 Wallingford Street, Wantage - OX12 8AU

01235 645 645

wantage@waymarkproperty.co.uk

<http://www.waymarkproperty.co.uk>

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan - Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for an error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.