

30 Flowe Drive, Wantage, OX12 7GS

£340,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

Immaculately presented two-bedroom semi-detached home, benefitting from a south facing rear garden, two parking spaces and positioned within the sought-after Kingsgrove development on the eastern edge of Wantage.

The property opens into a welcoming entrance hall with storage cupboard and leads into a bright and airy living room. To the rear, the stylish open-plan kitchen and dining area offer an excellent social space, fitted with a comprehensive range of units and integrated appliances, including a double oven, hob, washing machine, dishwasher, and fridge/freezer. There is also a large cloakroom and storage cupboard.

Upstairs, there are two spacious double bedrooms, the main bedroom benefits from a contemporary en-suite shower room, while the family bathroom includes a full-sized bath with shower over.

Outside, the property features a driveway to the side, providing off-road parking for two vehicles. The rear garden enjoys a southerly orientation and includes a patio area, lawn, and storage shed, with a gated side path offering access to the driveway.

Estate maintenance charge - £tbc

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 very low flood risk within this postcode. We are not aware of any planning permissions in place which would negatively affect the property.







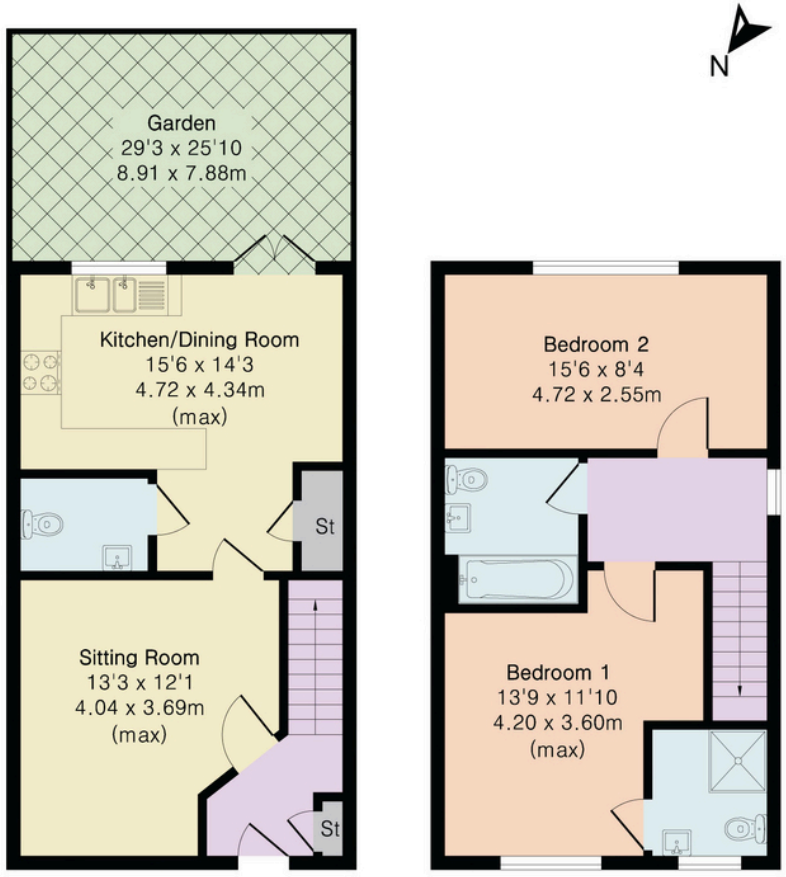
Key Features

- Large kitchen / dining room
- South facing rear garden
- Two parking spaces
- Family bathroom and ensuite shower room
- Sitting room
- Desirable location close to local shops and bus routes
- Two double bedrooms
- Nearby country walks
- Council tax band: C, 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 Doomsday 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 864 sq ft - 80 sq m
Ground Floor Area 432 sq ft – 40 sq m
First Floor Area 432 sq ft – 40 sq m



Ground Floor First Floor

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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.

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