



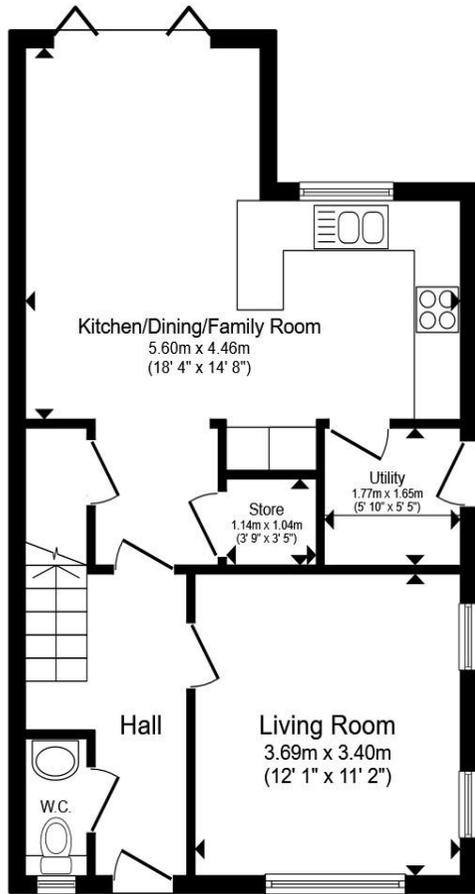
The Elms, Wantage, OX12 7GX

welcome to

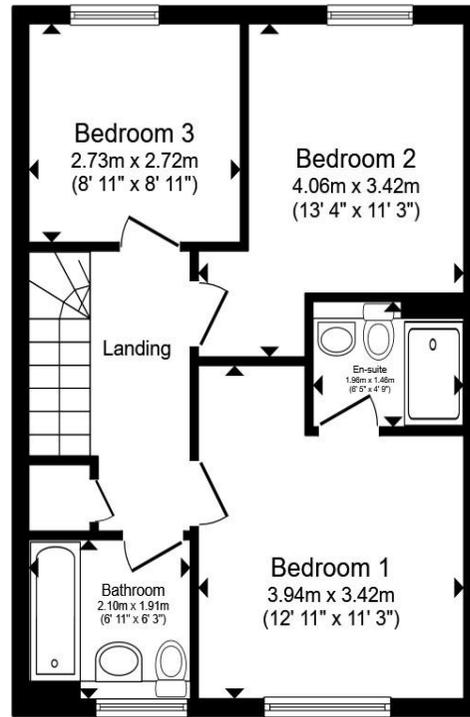
The Elms, Wantage

Allen and Harris are pleased to offer this modern three bedroom semi detached family property to the market built by Bellway Homes situated on this popular residential development. In brief the property comprises entrance hall with downstairs cloakroom. There is a separate living room to the front of the property and a kitchen dining family room to the rear which provides access to the rear garden and access to a utility room. To the first floor there are three bedrooms with en-suite to the master bedroom and a family bathroom. There is driveway parking to the side and access to a fully enclosed rear garden. The garage has been converted and could be used as a useful home office/studio once completed internally.

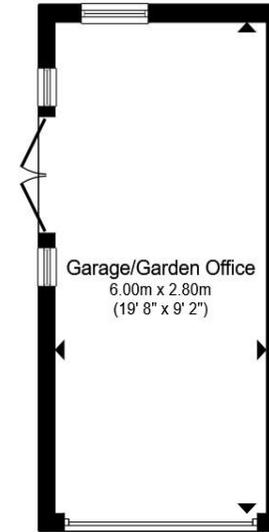




Ground Floor



First Floor



Outbuilding

Total floor area 113.3 m² (1,220 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

The Elms, Wantage

- Semi Detached Property
- Three Bedrooms
- En-Suite to Master Bedroom
- Kitchen Dining Room
- Utility Room

Tenure: Freehold

EPC Rating: B

Council Tax Band: D

£425,000



Location

Wantage is a historic market town situated within the Vale of White Horse. The town offers various 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 M4 in the south. Didcot c.9 miles offers fast connections to London Paddington c.40 minutes.



Please note the marker reflects the postcode not the actual property

[view this property online](https://www.allenandharris.co.uk/Property/DID106837) allenandharris.co.uk/Property/DID106837



Property Ref:

DID106837 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

allen & harris



01235 812333



didcot@allenandharris.co.uk



135 Broadway, DIDCOT, Oxfordshire, OX11 8RQ



[allenandharris.co.uk](https://www.allenandharris.co.uk)