



45 Appletons, Wantage, OX12 7GG

Guide Price £340,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An immaculately presented two-bedroom semi-detached home, ideally situated within the highly desirable Kingsgrove development on the eastern edge of Wantage.

The ground floor comprises an entrance hallway, a modern kitchen with integrated appliances, and a useful downstairs cloakroom. To the rear of the property is a beautiful, spacious living and dining room with French doors opening onto a wonderful private rear garden, complete with a decked seating area, ideal for outdoor entertaining.

The first floor offers two good-sized bedrooms, both benefiting from built-in storage. The principal bedroom also features a modern en-suite shower room. Completing the first floor is a well-appointed family bathroom.

Further benefits include being less than ten years old, two allocated parking spaces, and immaculate presentation throughout, making this an ideal home ready to move straight into. Viewings are highly recommended.

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

- Semi detached
- Two bedrooms
- Family bathroom plus en-suite to principal bedroom
- Driveway parking for two vehicles
- Downstairs cloakroom
- Immaculate condition
- Private rear garden with decked seating area
- Council tax band - C
- EPC - B

The Location

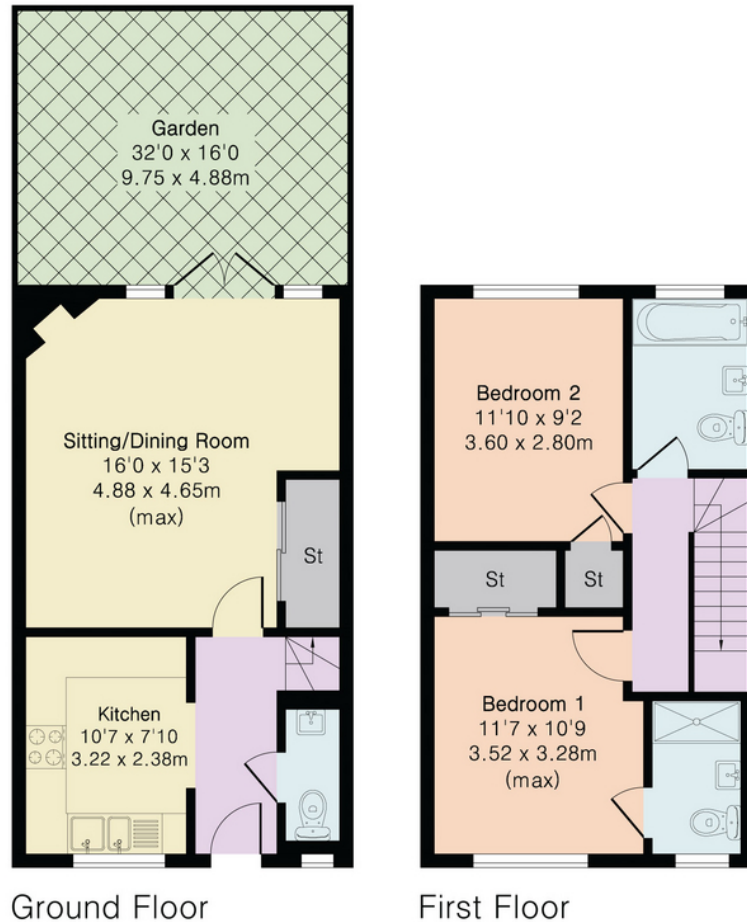
Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities 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 824 sq ft - 76 sq m

Ground Floor Area 412 sq ft – 38 sq m

First Floor Area 412 sq ft – 38 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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