25 Allen Close, Wantage, OX12 0GW

£270,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS

The Property

A well-presented two-bedroom semi-detached property, situated on the popular Wellington Gate development and benefiting from a complete onward chain.

The ground floor offers a well-balanced layout, featuring a welcoming reception room positioned at the front of the property, providing a comfortable space for relaxation or entertaining. To the rear a good sized kitchen/diner, with direct access to a southerly facing garden, the ground floor is further complemented by a convenient downstairs cloakroom, along with a useful storage cupboard.

To the first floor, the property comprises two well-proportioned bedrooms, both benefiting from built-in storage, along with a modern family bathroom.

The property is less than 10 years old, offering the advantages of a modern build with contemporary finishes and energy efficiency. It further benefits from two allocated parking spaces, providing off-road parking.

Some material information to note: Freehold property. Mains gas, water, electrics and drains. Ofcom checker indicates ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most 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

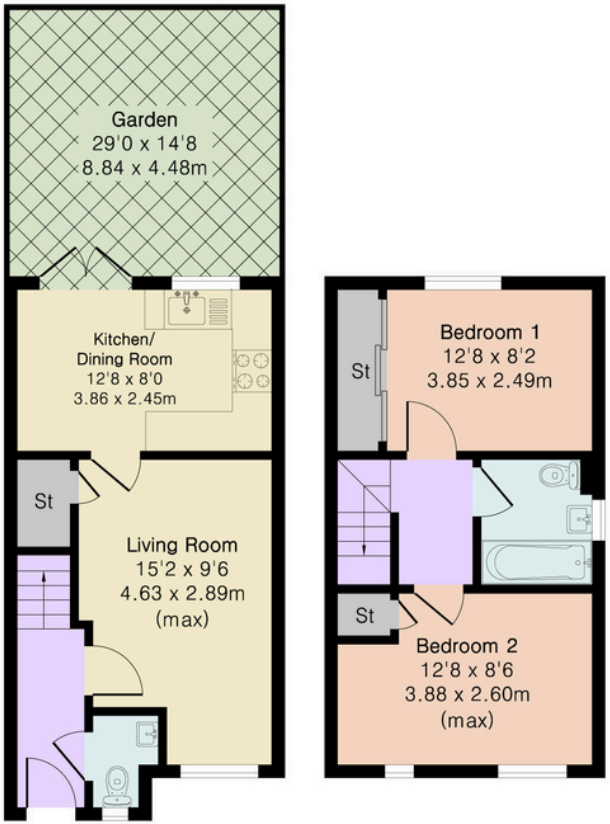
- Complete onward chain
- Semi detached
- Two bedrooms
- Wellington Gate development
- Off road parking for two cars
- Downstairs cloakroom
- EPC - B
- Council tax band - C

The Location

Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook, St Johns and Grove C of E primary schools, local park, two public houses and a parade of shops on Main Street with a further small precinct in Savile Way. Located c.13 miles southwest of the historical University City of Oxford Grove has some of the finest schooling on its doorstep. Grove and Wantage together offer a broad range of shopping, leisure and sporting facilities. It is also has good road access to the A34 connecting to the M4 in the south and the M40 in the north. There is a mainline station at Didcot c.9miles to London Paddington c.40 minutes.

Approximate Gross Internal Area 612 sq ft - 57 sq m

Ground Floor Area 312 sq ft – 29 sq m
First Floor Area 300 sq ft – 28 sq m



Ground Floor First Floor

PINK PLAN

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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