



17 Flowe Drive, Wantage, OX12 7GS

Guide Price £340,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An immaculately presented two bedroom semi-detached property, situated in the popular Kingsgrove development on the Eastern edge of Wantage.

This stylish property comes to market with no onward chain. Upon entrance you are greeted by an entrance hall with store cupboard, leading through to bright living space. The modern, open plan kitchen / dining room to the rear of the property features a range of eye and base level units, integrated appliances including double oven, hob, washing machine, dishwasher and fridge / freezer.

To the first floor are two sizable double bedrooms. The master has plenty of floor space to add storage cupboards and features a modern ensuite with walk in shower. The family bathroom is new and stylish with shower over full size bathtub.

Outside to the front of the property is a driveway for two vehicles. The rear garden is mainly laid to lawn with patio area and additional decked seating area at the rear. Side access is granted through a gate to the driveway.

Estate maintenance charge - £350 pa approx

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

- No Onward Chain
- Two Double Bedrooms
- Downstairs W/C
- Sizable Property offering 860 Square Feet
- Driveway Parking for Two Vehicles
- Newly Decked Seating Area
- Modern Stylish Kitchen with Integrated Appliances
- 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 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 860 sq ft - 80 sq m
(Excluding Outbuilding)**

Ground Floor Area 430 sq ft – 40 sq m

First Floor Area 430 sq ft – 40 sq m

Outbuilding Area 22 sq ft – 2 sq m



Thomas Merrifield and their clients give notice that:

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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.

Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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