

1 Buttercup Road, Wantage, OX12 7GD

Guide Price £330,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

A well presented two-bedroom semi-detached home, positioned within the sought-after Kingsgrove development on the eastern edge of Wantage.

The property welcomes you with an entrance hall featuring a useful storage cupboard and a convenient downstairs cloakroom. The bright and airy kitchen is fitted with a comprehensive range of units and integrated appliances, offering ample space for a dining area or breakfast bar. To the rear of the property is a generously proportioned lounge, flooded with natural light and featuring French doors that open directly onto the private rear garden. The room also offers plenty of space to accommodate a dining table, making it ideal for entertaining.

To the first floor are two spacious double bedrooms. The principal bedroom benefits from a contemporary en-suite shower room and a fitted storage unit, while the family bathroom is well-appointed with a full-sized bath and shower over.

Estate maintenance charge TBC

Externally, the property benefits from two allocated parking spaces. The private rear garden is ideal for outdoor entertaining, featuring two patio areas and a lawn, with the added convenience of gated side access leading to the front of the property.

This attractive home, less than ten years old and presented in excellent condition throughout, is highly recommended for viewing.

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

- Semi detached house
- Two bedrooms
- Two bathrooms
- Downstairs cloakroom
- Two allocated parking spaces
- Excellent condition
- Kingsgrove development
- Council tax band - C
- EPC - B

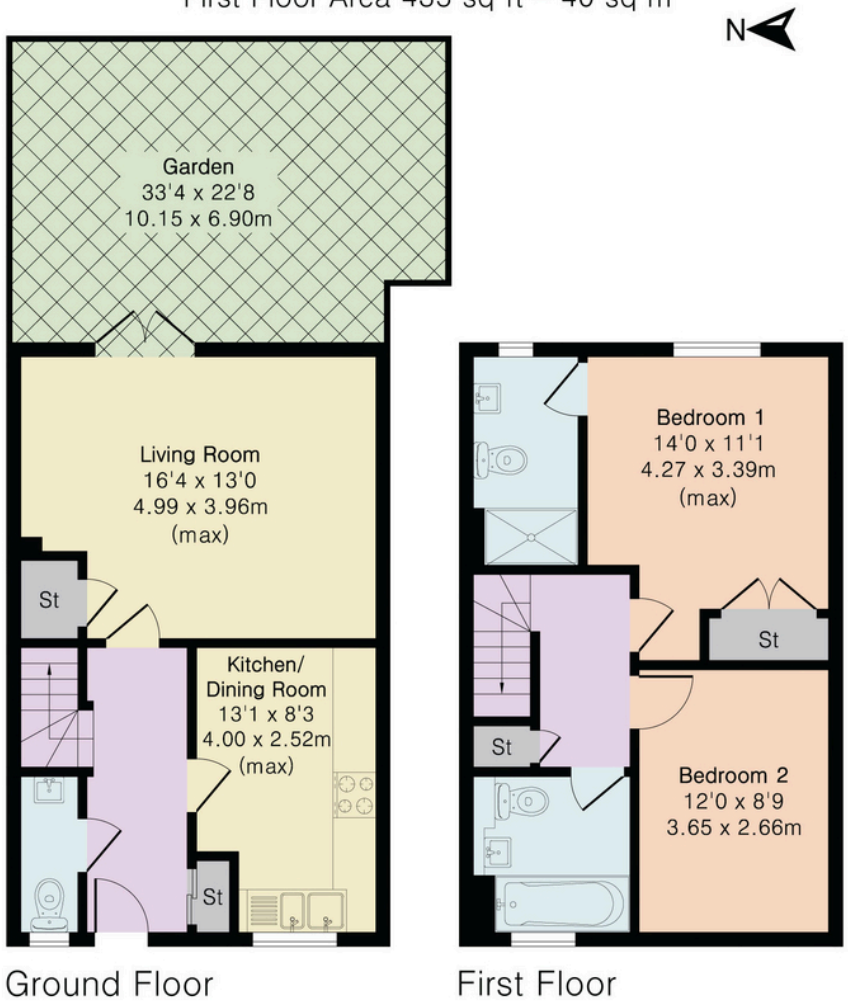
The Location

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 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 870 sq ft - 80 sq m

Ground Floor Area 435 sq ft – 40 sq m

First Floor Area 435 sq ft – 40 sq m



PINKPLAN

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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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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