



11 Crown Close, Wantage, OX12 9WL

Guide Price £320,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented two-bedroom semi-detached family home with a spacious living area set in an ideal location on the edge a small development with Wantage town centre nearby.

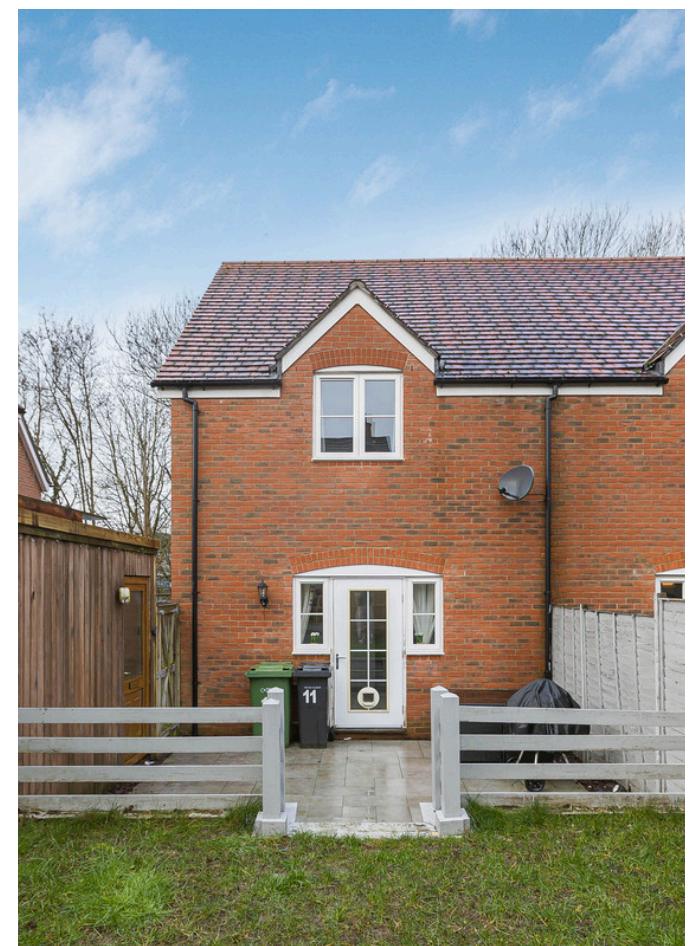
This family home comprises spacious entrance hall with WC and large storage cupboard. The modern kitchen has a range of wall and floor units with integrated appliances . The sitting room has French doors opening to the rear garden allowing in plenty of light.

To the first floor is a sizable master bedroom with built in storage. The second bedroom is also a good size double and the stylish family bathroom is modern and functional with shower over the bath.

The private rear garden has a large patio with the remainder laid to lawn, and an additional patio area creates a great space for summertime entertaining. There is also a side access gate to the driveway and garage. To the front, the property is bordered by a low hedge with a path to the main entrance.

Estate maintenance charge - £288 p annum

Some material information to note: Freehold property. Gas central heating. 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 providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.



Key Features

- Two double bedrooms
- Semi detached
- Driveway parking for two vehicles
- Separate kitchen
- Downstairs WC
- Private rear garden
- Garage
- 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.

Thomas Merrifield and their clients give notice that:

**Approximate Gross Internal Area 762 sq ft - 70 sq m
(Excluding Garage)**

Ground Floor Area 381 sq ft - 35 sq m

First Floor Area 381 sq ft - 35 sq m

Garage Area 175 sq ft - 16 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.

**THOMAS
MERRIFIELD**
SALES LETTINGS

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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

**THOMAS
MERRIFIELD**
SALES LETTINGS