



32 Cherry Croft, Wantage, OX12 7GF

Offers In Excess Of £325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented 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 with a cloakroom, and a stylish kitchen with integrated appliances. To the rear of the property is a spacious living and dining room with a large storage cupboard and French doors opening onto a fully enclosed south facing rear garden, complete with patio, storage shed and side access gate.

To the first floor are two good-sized bedrooms, with the principal bedroom offering ample built in storage and featuring a modern en-suite shower room. Completing the first floor is a well-appointed family bathroom.

Further benefits include two allocated parking spaces.

Please note : There is an estate maintenance fee of £90 per quarter.

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 double bedrooms
- Downstairs cloakroom
- Southerly rear garden
- En suite shower room
- Family bathroom
- Two parking spaces
- Council Tax Band; C

The Location

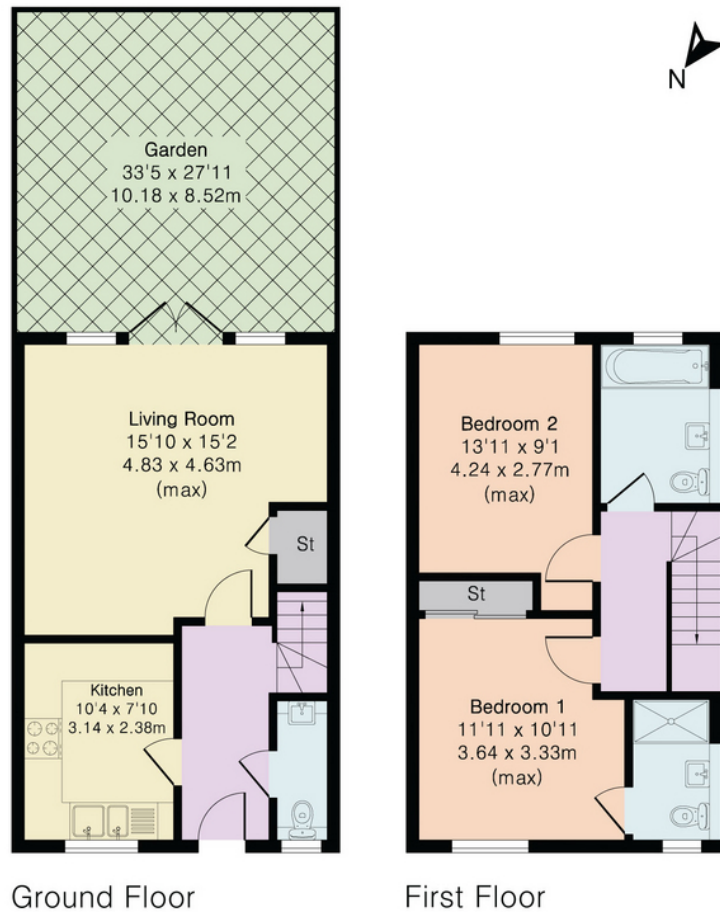
Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities 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 822 sq ft - 76 sq m

Ground Floor Area 411 sq ft – 38 sq m

First Floor Area 411 sq ft – 38 sq m



Thomas Merrifield and their clients give notice that:

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.

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