



58 Flowe Drive, Wantage, OX12 7GS

Guide Price £340,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented two-bedroom semi-detached home, being sold with no onward chain and positioned within the sought-after Kingsgrove development on the eastern edge of Wantage.

The property comprises of an entrance hall with a handy storage cupboard leading into a bright and airy living room. To the rear, the stylish open-plan kitchen and dining area offer an excellent social space, fitted with a comprehensive range of units and integrated appliances. To complete the ground floor there is also a large cloakroom and storage cupboard.

To the first floor there are two spacious double bedrooms, both with fitted storage. The main bedroom benefits from a contemporary en-suite shower room, while the family bathroom includes a full-sized bath with shower over.

Outside, the property features a driveway providing off-road parking. The rear garden includes a patio area, lawn, and storage shed, with a gated side path offering access to the driveway.

Estate maintenance charge - to be advised.



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 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
- Two bedrooms
- Kitchen / Dinning
- Downstairs WC
- Off road parking
- Ensuite to master bedroom
- No onward chain
- EPC Rating; B, 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.



Thomas Merrifield and their clients give notice that:

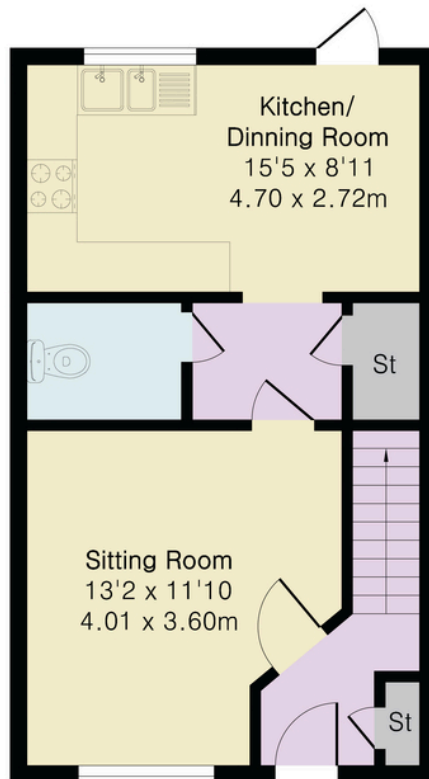
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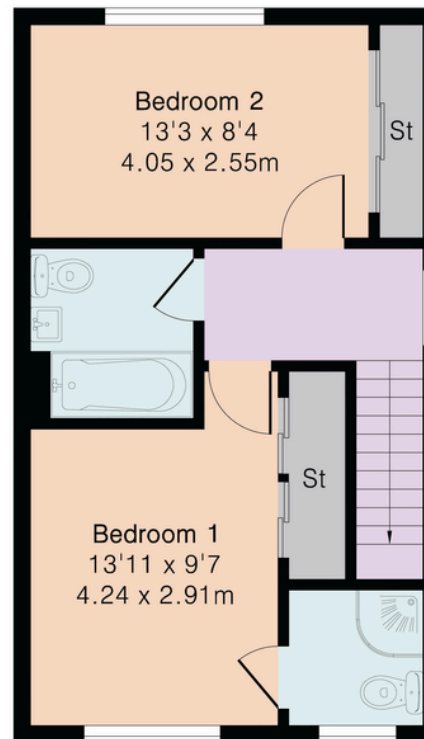
Approximate Gross Internal Area 848 sq ft - 78 sq m

Ground Floor Area 424 sq ft – 39 sq m

First Floor Area 424 sq ft – 39 sq m



Ground Floor



First Floor

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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