



30 Highclere Gardens, Wantage, OX12 9YB

Guide Price £390,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An immaculate and spacious four-bedroom property situated on a corner plot located in a quiet cul de sac close to Wantage town centre and it's amenities.

This property has been modernised by the present owners and comprises entrance hall, a separate living and dining room and kitchen. The modern kitchen has a range of eye and base level units with built in double oven, hob, fridge / freezer, dishwasher and timber worktops. Double doors from the dining room lead into a generous rear garden. To the first floor are three double bedrooms, a fourth single bedroom and stylish modern family bathroom with a separate bath and shower.

The enclosed rear garden is mainly laid to lawn with a patio area and garden gate allowing pedestrian access into the garden. The property also benefits from a garage and off street parking

Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics and mains drains. The property has driveway parking. 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 indicates there is a very low risk of surface water flooding. We are not aware of any planning permissions in place which would negatively affect the property. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Central Wantage Location
- Garage and off street parking
- Three double bedrooms and further single room
- Private rear garden
- Separate dining and living room
- Council tax band: E, EPC: 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.



Highclere Gardens - Wantage

Approximate Gross Internal Area = 107.7 sq m / 1159 sq ft

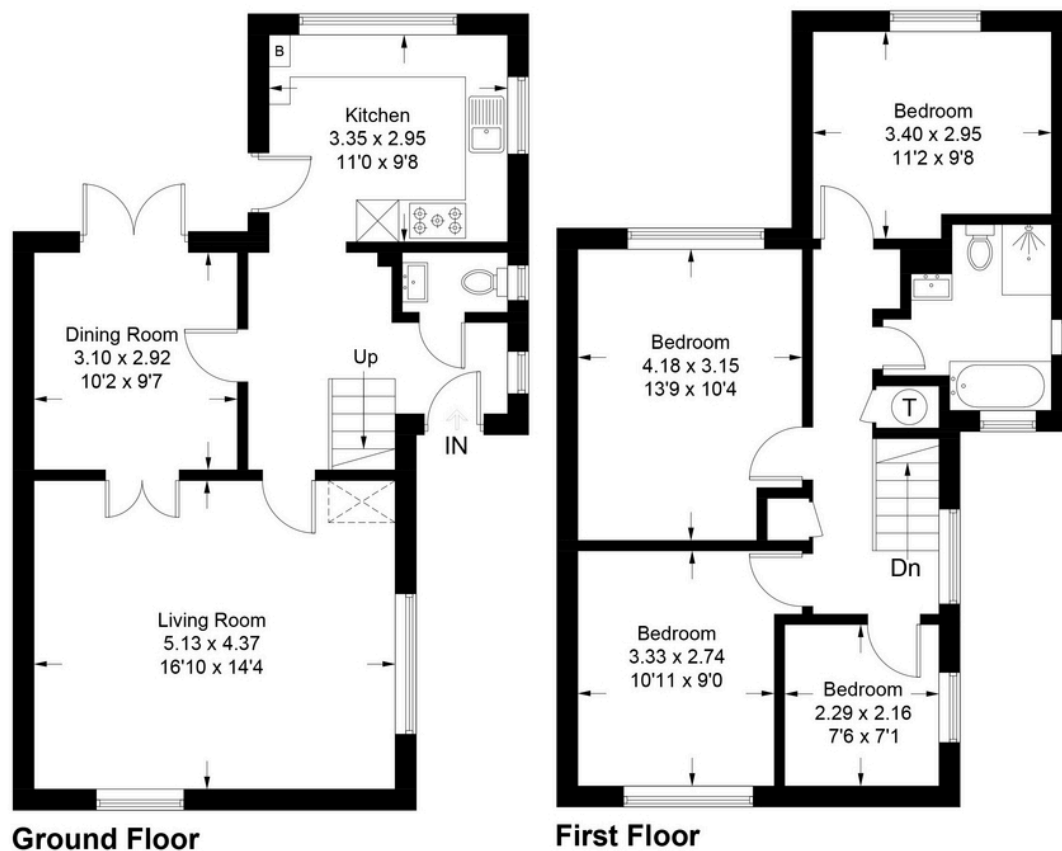


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1251088)

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