



12 Flowe Drive, Wantage, OX12 7GS
£340,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented two-bedroom semi-detached home, enjoying a sunny south-facing garden and positioned within the sought-after Kingsgrove development on the eastern edge of Wantage.

The property opens into a welcoming entrance hall with a handy storage cupboard and leads 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, including a double oven, hob, washing machine, dishwasher, and fridge/freezer. There is also a large cloakroom and storage cupboard.

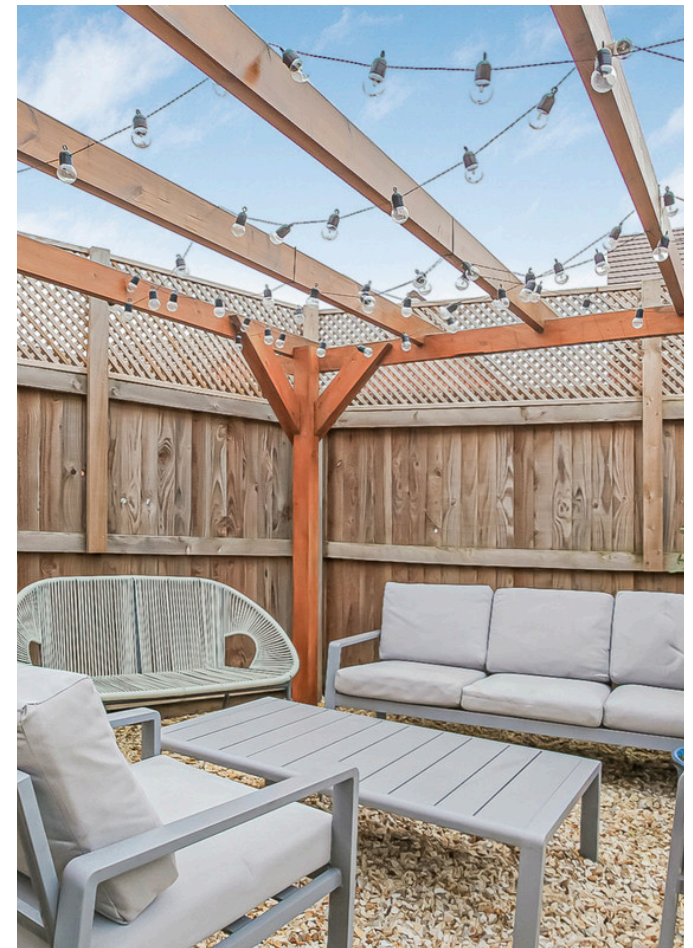
Upstairs, there are two spacious double bedrooms, with the main bedroom benefitting from a contemporary en-suite shower room and fitted wardrobes, while the family bathroom includes a full-sized bath with shower over.

Outside, the property features two parking spaces to the front of the property. The good sized rear garden enjoys a southerly orientation and includes a patio area, lawn, separate seating area with pergola and storage shed, with a gated side path offering access to the driveway.

Estate maintenance charge - £350 pa approx

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.



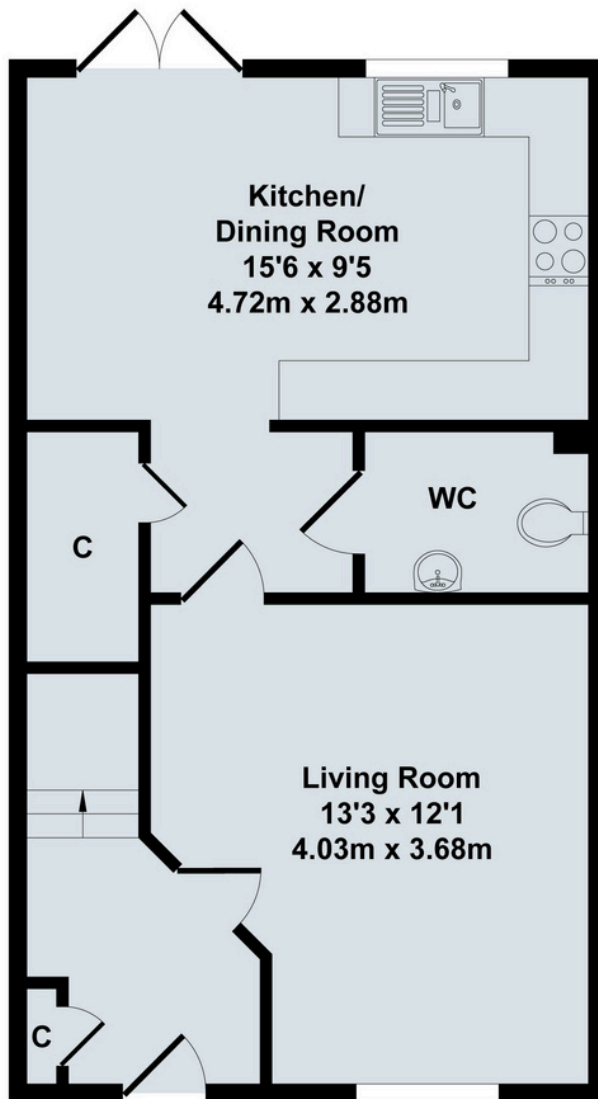


Key Features

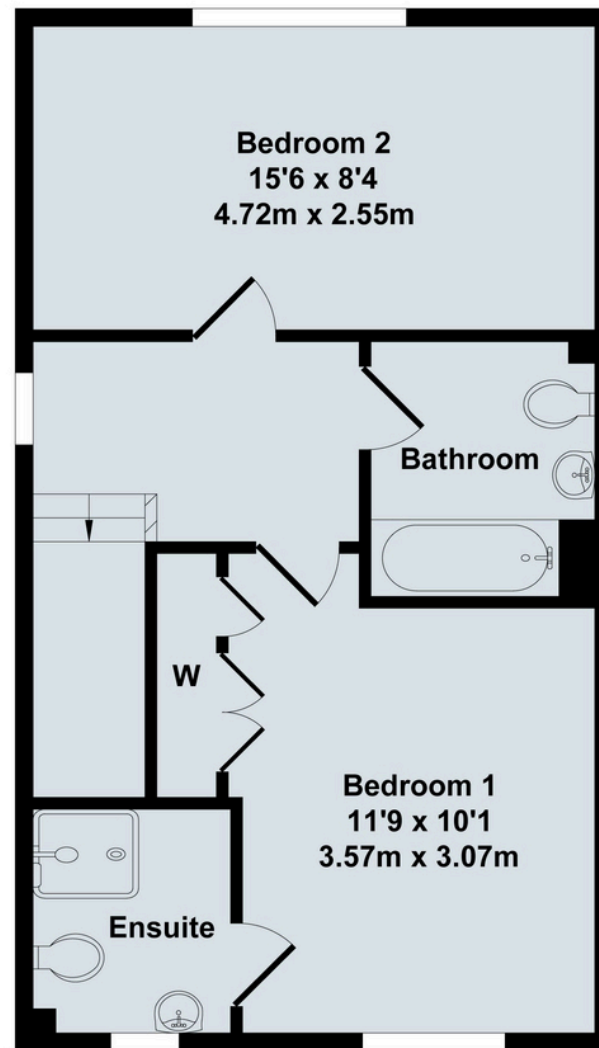
- Two double bedrooms
- South facing rear garden
- Two parking spaces
- Large kitchen / dining room
- Sitting room
- Family bathroom
- Cloakroom
- Ensuite to principal bedroom
- Council Tax Band; C, EPC Rating; B

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 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.



Ground Floor



First Floor

Total Approx. Floor Area 860 Sq.Ft. (79.90 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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