



106 Elms Cottages Grove Street, Wantage, OX12 7BW
£315,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Nestled in a quiet position within a close walk to Wantage town centre is this immaculately presented two bedroom Victorian home.

With plenty of period charm the property comprises a bright and spacious sitting / dining room with a log burning stove and hard wood flooring. The stunning traditional shaker style kitchen has a larger cupboard and door leading to the rear garden.

The first floor a master bedroom overlooking the pretty front garden with a fitted wardrobe, a second double bedroom at the rear and a contemporary family bathroom with shower over roll top bath. There is also a pull down ladder leading to a useful attic room with a good degree of natural light from a velux window.

Outside the well presented rear garden offers a great space for entertaining with a patio and lawn area, a rear gate leads to the allocated parking behind.

Some material information to note: Freehold property. Gas central heating. 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. We are not aware of any planning permissions in place which would negatively affect the property.



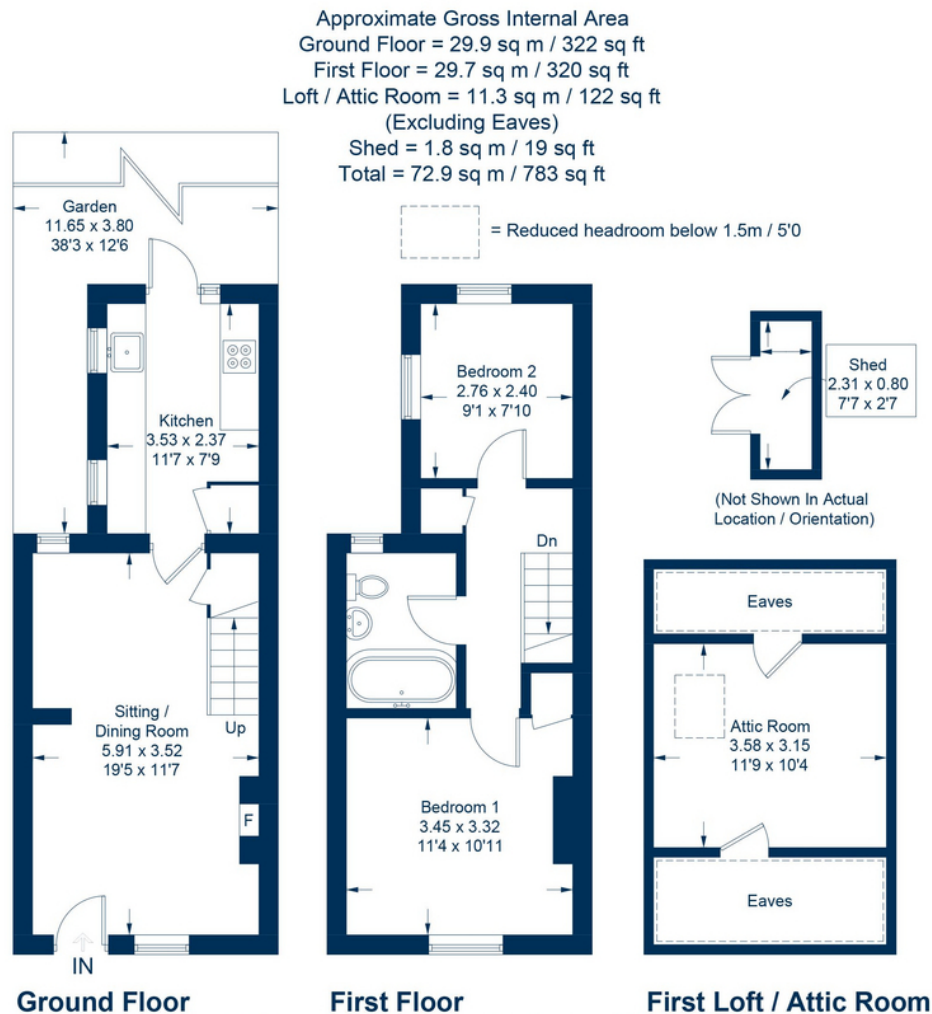


Key Features

- Stunning Victorian period home
- Sitting Room / Dining Room with Woodburner
- Rear garden
- Allocated parking
- Close to Wantage town centre
- Two Bedrooms
- Attic room
- Modern bathroom
- Quiet location
- Council Tax band: C, EPC Rating: D

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.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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