



6 Moley Gardens, Wantage, OX12 8FW
£325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Attractive bedroom cottage style property constructed in 2016 by Croudace Homes situated in an ideal location close to Wantage Town Centre.

This beautiful home is very inviting and filled with lots of natural light throughout. The accommodation comprises entrance hall, cloakroom, modern kitchen with built in oven and 4 gas burner hob, the spacious sitting / dining room benefits from French doors leading to the rear garden.

To the first floor two double bedrooms of which the master benefits from a built in wardrobe and en-suite shower room, and a fully tiled family bathroom.

Outside to the front driveway parking leads up to the large garage with power and light. The south facing rear garden is tiered to give a good size patio ideal for entertaining and a further lawn area with attractive borders, a personal door leads through to the attached garage.

Maintenance charge of £276 per annum.

Some material information to note: Freehold. Gas central heating. Mains water, mains electrics and mains drains. The property has driveway parking and a garage. 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 postcode. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Garage and allocated parking
- Popular location close to Wantage town centre
- Gated side access to the rear garden
- South facing rear garden
- Two Bedroom two bathroom
- Bright living /dining room
- Modern kitchen with integrated appliances
- Master bedroom with built in wardrobe and ensuite shower room
- EPC rating B, Council tax band: C

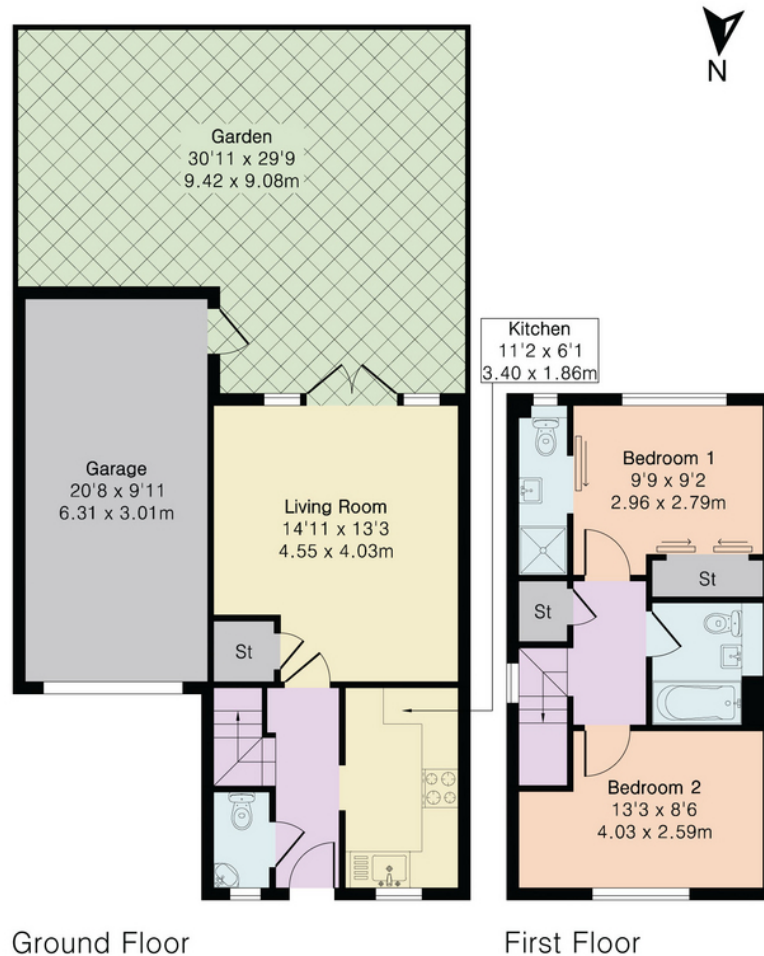
The Location

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.

Approximate Gross Internal Area 899 sq ft - 83 sq m

Ground Floor Area 554 sq ft – 51 sq m

First Floor Area 345 sq ft – 32 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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