



Paul Pieri



Wantage

£425,000

Oxfordshire OX12 7AP





- No onward chain
- Three-bedroom house with modern kitchen and bathroom
- Garage and driveway
- Three reception rooms
- Large south facing garden

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A much improved three-bedroom semi-detached family home located in a desirable and peaceful cul-de-sac just a few minutes' walk from Wantage Market Place. The property boasts two separate reception rooms plus a modern kitchen/breakfast room with integrated fridge/freezer beyond which can be found a convenient utility room and downstairs cloakroom. A double-glazed conservatory overlooking the garden has been added to the rear of the dining room. The first floor offers three bedrooms, two doubles and one single all complimented by modern bathroom. Outside the property is a long tarmac driveway providing ample off-street parking and vehicular access to a further gated driveway where a car port and single detached garage are located towards the side of the house. The front garden is laid mainly to lawn, whilst to the rear is an immaculately maintained garden with a patio area adjacent to the house opening to a lawn with a number of mature shrub and flower borders. The garden enjoys a southerly aspect and contains a timber garden shed and glass house. NB: Photographs shown are from archive 2019

For more information or to arrange a viewing please contact:

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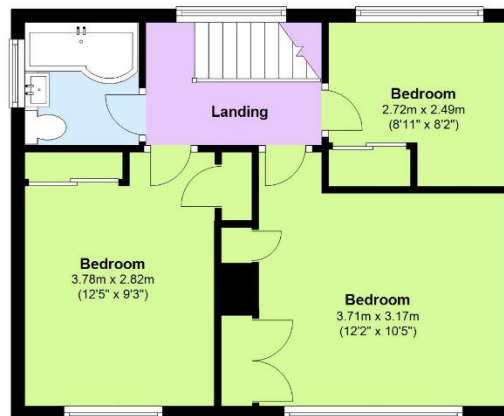
Ground Floor

Approx. 94.7 sq. metres (1019.5 sq. feet)



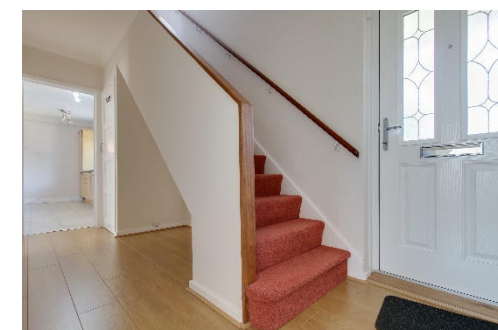
First Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



Total area: approx. 136.2 sq. metres (1466.0 sq. feet)

Every attempt has been made to ensure the accuracy of this floor plan. Measurements of doors, windows and rooms are approximate for indicative purposes only. No responsibility is taken for any error, omission, or misstatement. Specifically, no guarantee is given on the total square footage of the property if provided and figures are given for guidance purposes only and must not be relied on as a basis of valuation. Plan produced using PlanUp.

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