




Paul Pieri



Wantage

£315,000

Wantage,
Oxfordshire





- Three-bedroom townhouse
- En-suite to master bedroom
- Two reception rooms
- Downstairs WC
- Two allocated parking spaces
- Annual service charge of £122.38

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£315,000

Offered for sale is this stunning three-bedroom, three-storey townhouse that harmoniously blends comfort, style, and convenience. Situated in Grove and nestled within a modern and attractive development, this property has a multitude of qualities that make it an ideal home. As you step through the front door, the spacious hallway leads you through to the modern and fully fitted kitchen. Further down the hallway is the separate dining room, which is bathed in natural light from the French doors that lead to the rear garden. The dining room sets a tranquil tone for the rest of the property. The beautifully decorated and larger than average downstairs WC completes the ground floor. To the first floor is a well-appointed bedroom, offering sanctuary for guests or family members. Adjacent to it, the light and airy living room with a Juliette balcony is a perfect place to unwind after a long day. The living room is well-proportioned and offers elevated views to the front of the property. On the second floor is the master bedroom with a modern en-suite shower room and the third bedroom, which is currently used as a work from home space. The family bathroom completes this level. The loft is partially boarded and fitted with a fold down set of stairs, making it easy to access. Outside, the garden has a tiled patio area and the rest is mainly laid to lawn with a raised bed and some mature shrubs. The garden is enclosed by timber fencing and there is also a back gate, which gives access to the two parking spaces belonging to this property. This beautifully presented three-bedroom townhouse, with its thoughtful layout and good location, presents an opportunity not to be missed.

For more information or to arrange a viewing please contact:

Wantage

3b Newbury Street
Wantage
Oxfordshire, OX12 8BU

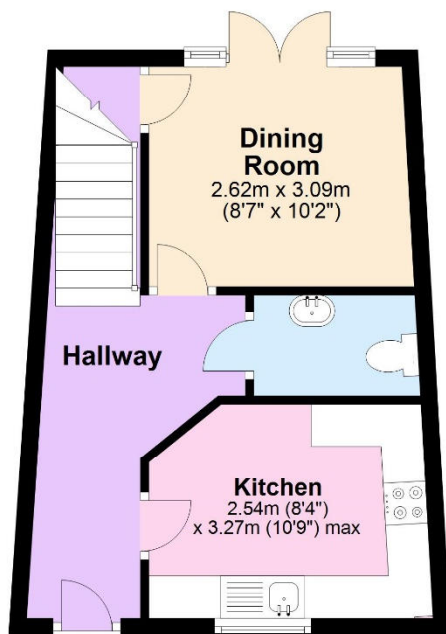
Sales

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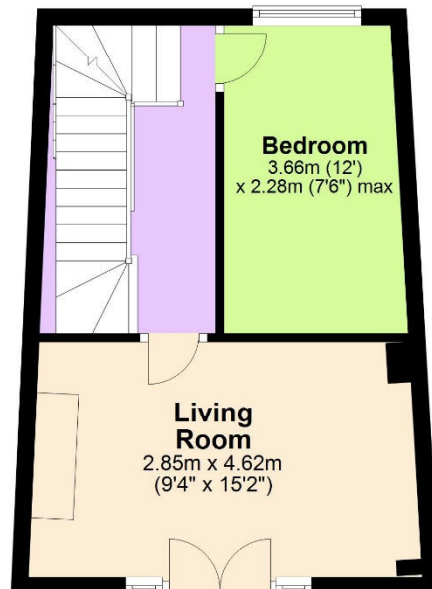
Ground Floor

Approx. 28.9 sq. metres (311.1 sq. feet)



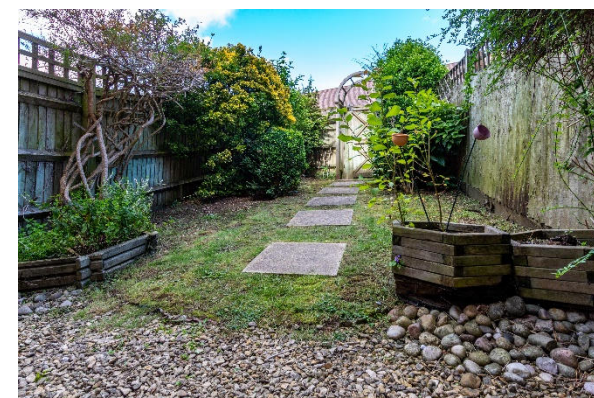
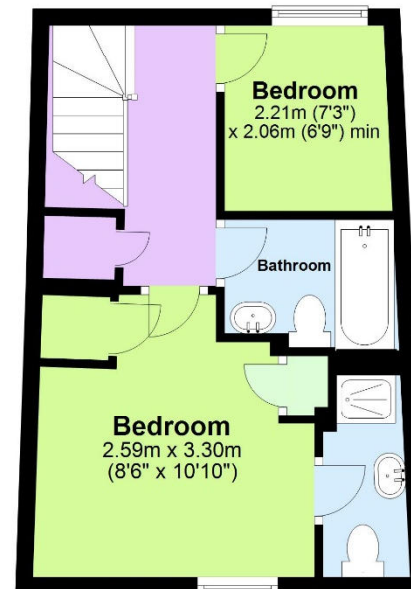
First Floor

Approx. 28.4 sq. metres (305.3 sq. feet)



Second Floor

Approx. 27.6 sq. metres (297.5 sq. feet)



Total area: approx. 84.9 sq. metres (913.9 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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