



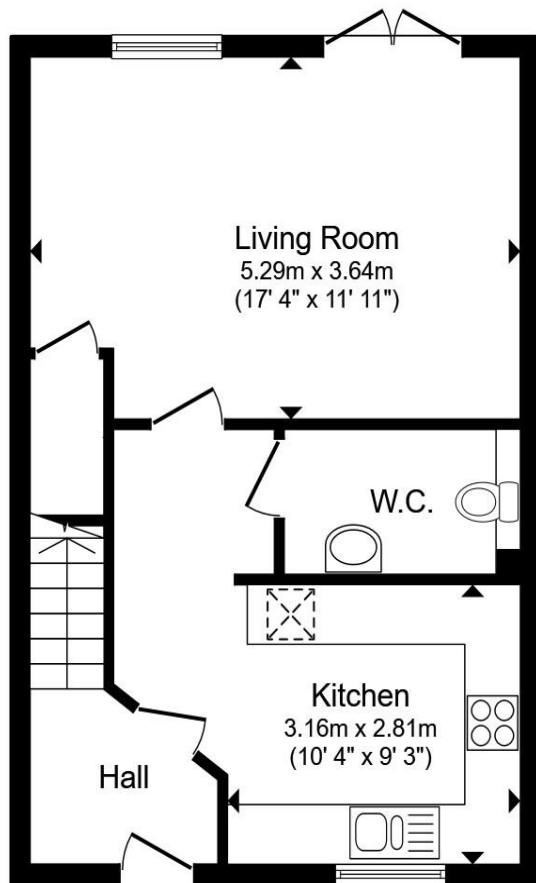
Cherry Croft, Wantage, OX12 7GF

welcome to

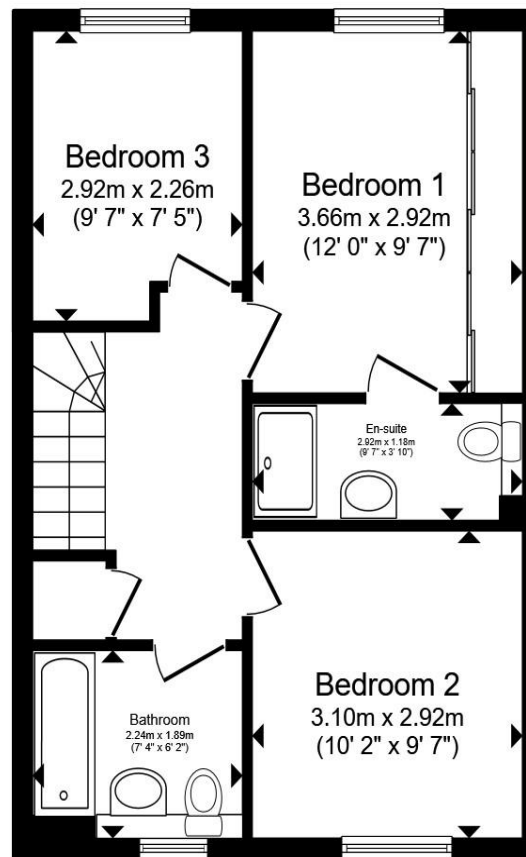
Cherry Croft, Wantage

Allen & Harris are very pleased to offer this semi detached family home located on the popular Kingsgrove development in Wantage. In brief the property comprises entrance hall with stairs leading to the first floor. There is a kitchen breakfast room to the front aspect of the property with a range of fitted modern units, integrated fridge/freezer, dishwasher, oven and hob and plumbing for washing machine. There is a cloakroom with low level WC, wash hand basin and radiator. The lounge dining room has double glazed French doors onto the rear garden. To the first floor there is a landing with access to the loft and over stairs storage cupboard. There are three bedrooms with an en-suite shower room to the master bedroom and a family bathroom. Outside there is a front garden laid to lawn, pathway to front door and flower and shrub border. The driveway is to the side of the property and leads to a garage with up and over door. Side access leads to the rear garden, which is enclosed, mainly laid to lawn and patio area. Viewings highly recommended. **Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.**





Ground Floor



First Floor

Total floor area 85.8 m² (923 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Cherry Croft, Wantage

- Semi Detached House
- Three Bedrooms
- En-suite to Master Bedroom
- Driveway & Garage
- Rear Garden

Tenure: Freehold EPC Rating: A
Council Tax Band: D

guide price

£390,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/DID107142



Property Ref:
DID107142 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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