



Kingfishers, Grove, OX12 7JL

£235,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented two bedroom property with front and rear gardens in a desirable location close to local amenities in the popular village of Grove.

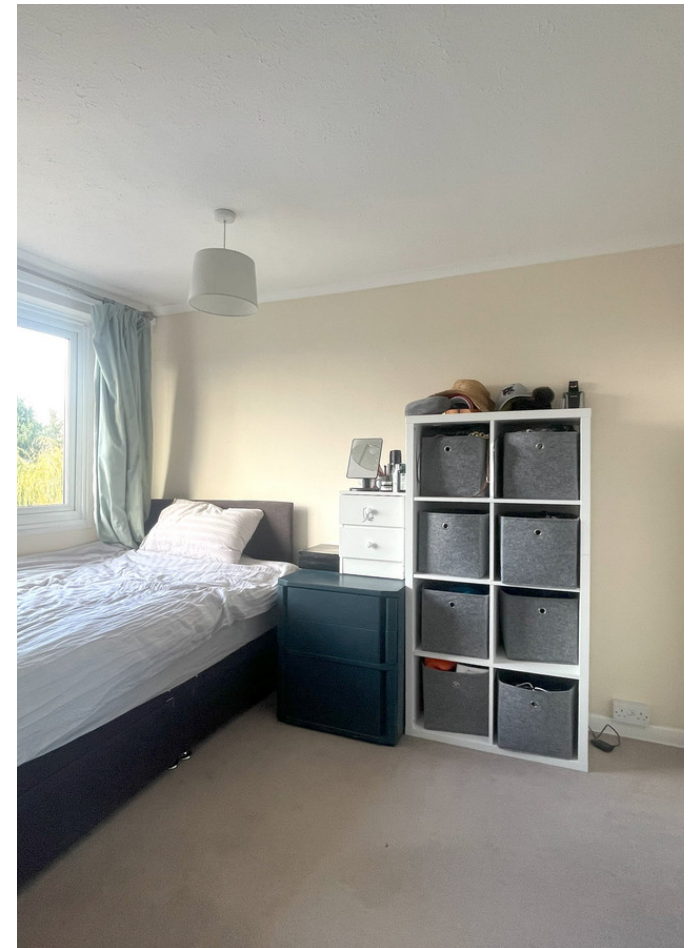
The Property

The accommodation comprises a spacious entrance porch bright sitting room with with a pleasant outlook over the front garden the kitchen / dining room has a number of base and eye levels units and a door leading to the sunny rear garden.

To the first floor the master bedroom is bright and airy with good degree of natural light and fitted wardrobe there a second double bedroom with fitted wardrobe and modern family bathroom with shower over bath.

The enclosed sunny rear garden is low maintenance with decking and shingle there a is garage located in the nearby block behind.





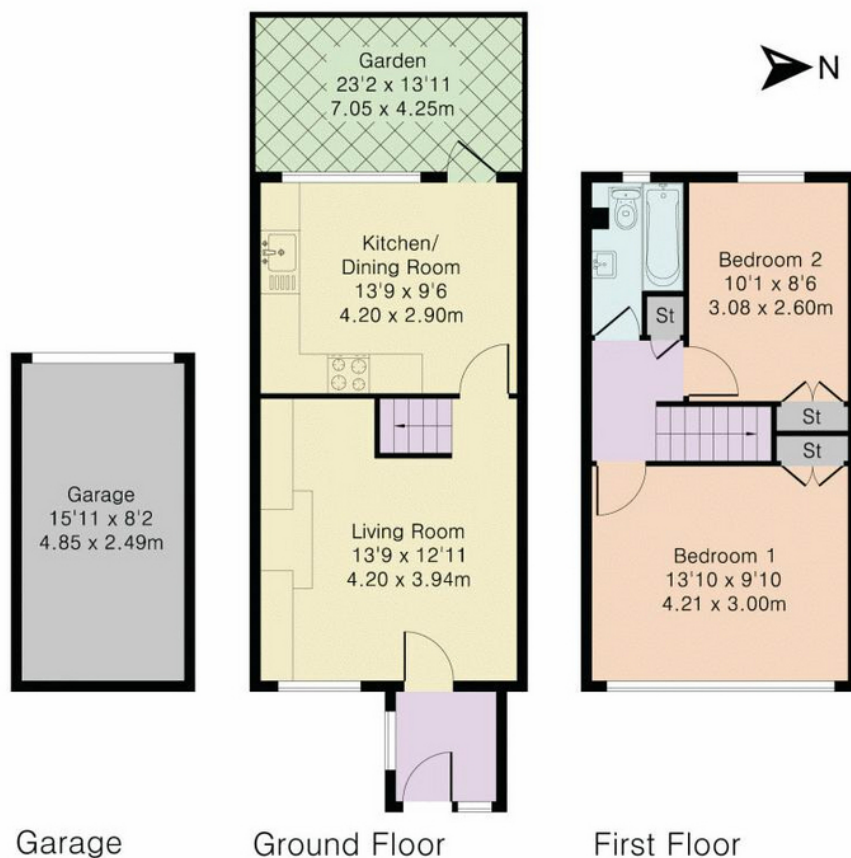
Key Features

- Kitchen / dining room
- Entrance porch
- Garage in the block behind
- Westerly facing rear garden
- Well presented throughout
- Two double bedrooms
- Modern bathroom
- Good location near shops and public transport
- Large sitting room
- EPC Rating: D, Council tax band: B

The Location

Grove is situated approximately 1.5 miles north of Wantage. There is a good range of local facilities including Millbrook and Grove Church of England primary schools local park two public houses and a parade of shops on main street with a further precinct in Savile Way. Located c.13 miles southwest of the historical University City of Oxford Grove and nearby Wantage together offer a broad range of shopping leisure and sporting facilities. There is an excellent bus service to Wantage Oxford and Didcot It is also well served by communications with access to the A34 connecting to the M4 in the south and the M40 in the north. There is a mainline station at Didcot (c.9miles) offering a fast service to London Paddington c.40 minutes.

Approximate Gross Internal Area 802 sq ft – 74 sq m
Ground Floor Area 349 sq ft – 32 sq m
First Floor Area 323 sq ft – 30 sq m
Garage Area 130 sq ft – 12 sq m



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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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