



Horsa Close, Grove, OX12 0GD

Guide Price £260,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Modern two bedroom mid terrace property constructed in 2019 on this popular development in Grove close to local shops and amenities.

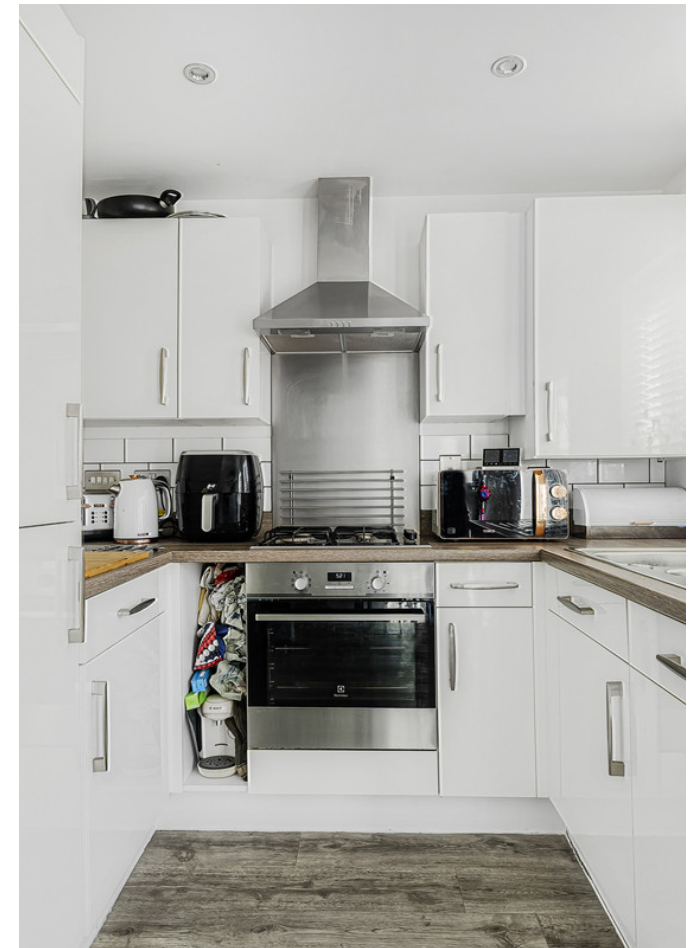
### The Property

This delightful property comprises entrance hall, cloakroom, living room with storage cupboard, kitchen / dining room with built in oven, hob, fridge / freezer and washing machine and French doors into the garden. To the first floor are two double bedrooms and family bathroom.

Outside to the front are two parking spaces. The south westerly rear garden has a patio, access gate and is mainly laid with artificial turf.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard 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

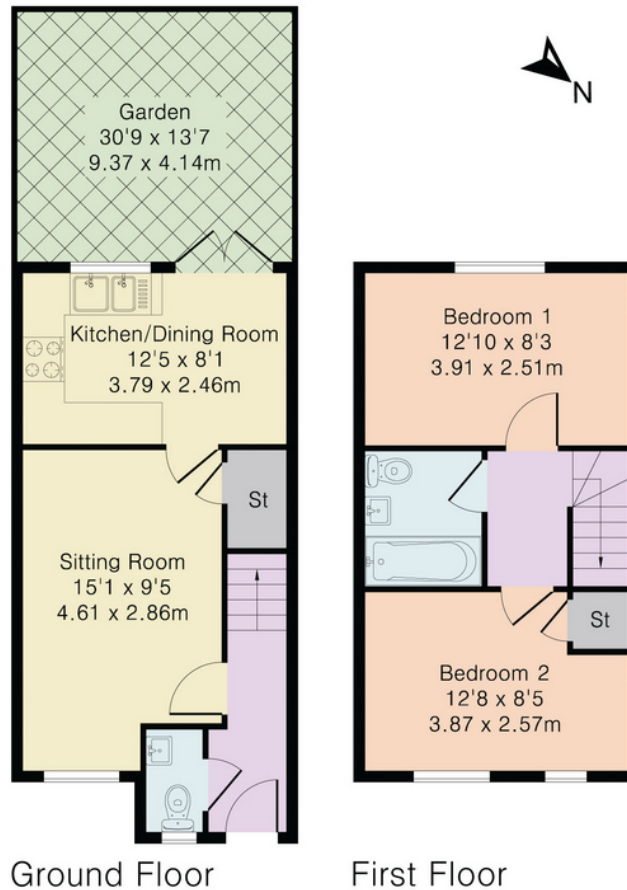
- Two Double Bedrooms
- Remaining Builders Warranty
- No Onward Chain
- Kitchen / Dining Room
- Living Room
- Cloakroom
- Sunny Landscaped Rear Garden
- Two Parking Spaces
- Family Bathroom
- Council Tax Band: C, EPC Rating: B

## The Location

Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday 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 small precinct in Savile Way. Located c.13 miles southwest of the historical University City of Oxford Grove has some of the finest schooling on its doorstep. Grove and nearby Wantage together offer a broad range of shopping leisure and sporting facilities. 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 603 sq ft – 56 sq m  
Ground Floor Area 311 sq ft – 29 sq m  
First Floor Area 292 sq ft – 27 sq m



Ground Floor

First Floor

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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