



Ashdown Way, Wantage, OX12 0AQ

£240,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An excellent three bedroom end terrace property in need of updating and set in a quiet residential location

The Property

This spacious house comprises an entrance hall, an open plan kitchen dining room with patio doors onto the rear garden, there is a living room to the front of the property and downstairs WC.

To the first floor are three good size bedrooms and a modern family bathroom.

Outside is a front lawned area and there is a reasonable rear garden with patio and lawn areas with rear access.

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.



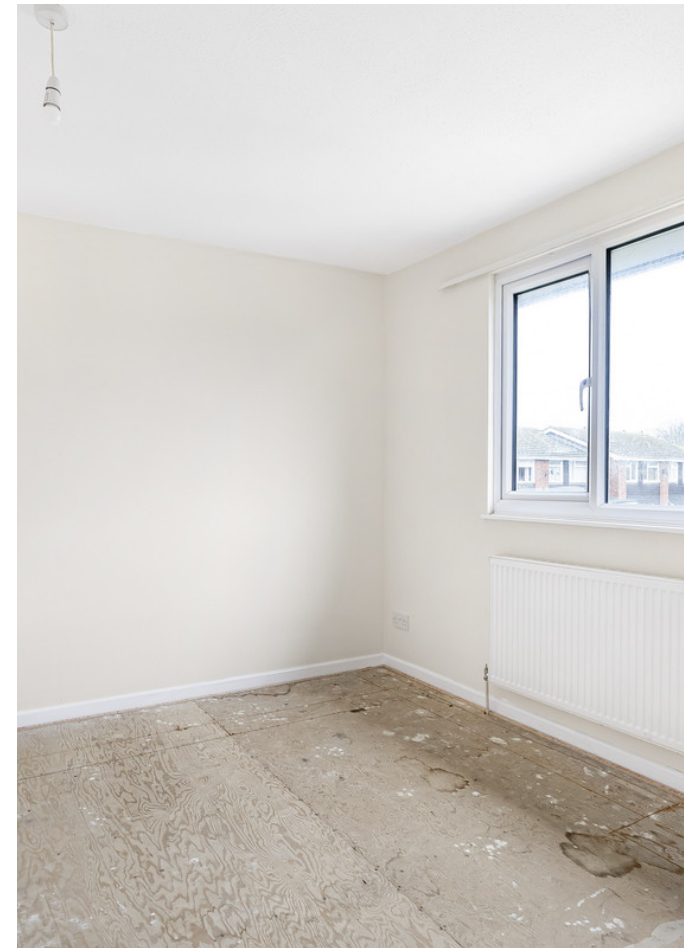


Key Features

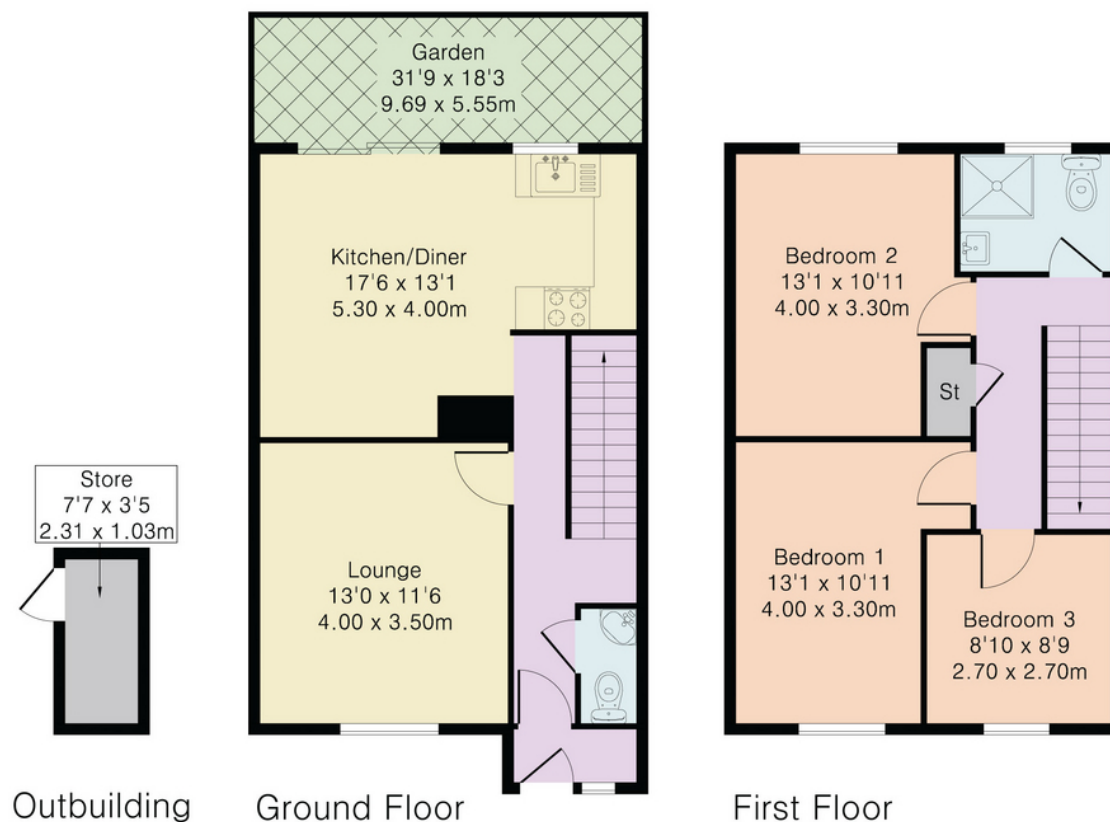
- End of terrace
- Gas central heating
- Spacious sitting room
- Open plan kitchen dining room
- Quiet Location
- In need of updating
- Three bedrooms
- Bathroom
- Council tax band: C, EPC rating: C

The Location

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 950 sq ft – 88 sq m
Ground Floor Area 468 sq ft – 44 sq m
First Floor Area 456 sq ft – 42 sq m
Outbuilding Area 26 sq ft – 2 sq m



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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