



Hawksworth Close, Wantage, OX12 0NU

£280,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented three bedroom house with garage in a nearby block a located within walking distance of local shops and amenities

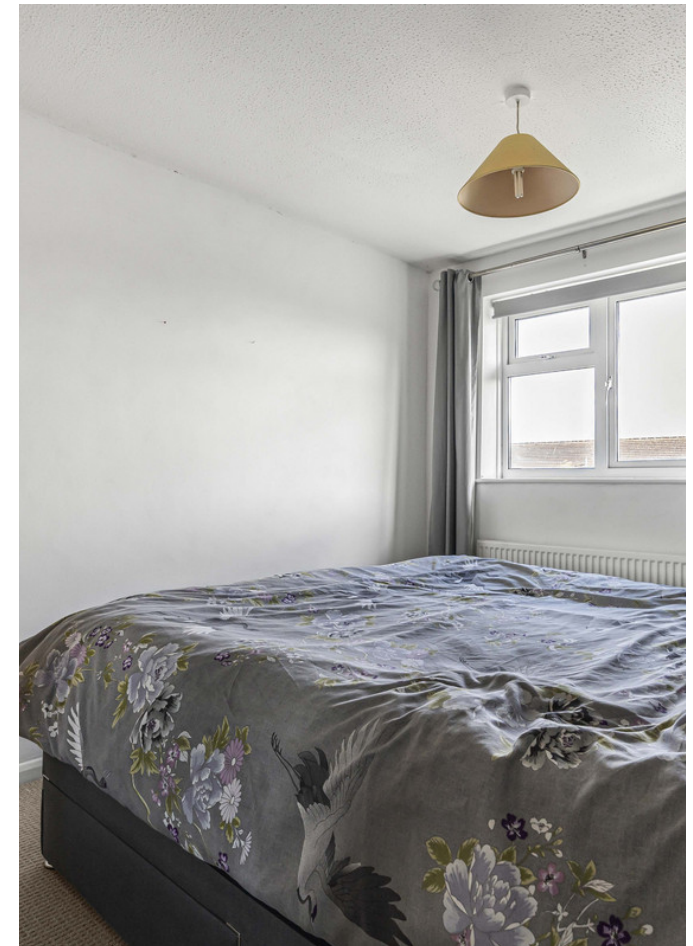
The accommodation comprises spacious entrance hall, modern kitchen with built in oven and gas hob, large sitting / dining room with door leading into the rear garden.

To the first floor there are three good sized bedrooms and family bathroom with shower over bath. Outside the enclosed rear garden is mainly laid to lawn with a good size patio, rear gate and shed. The garage is situated in a nearby block.

Other benefits include gas fired central heating, double glazed windows and doors.

Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics and mains drains. The property has parking at a garage in a nearby block or locally on street. Ofcom checker indicates standard, superfast 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 low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





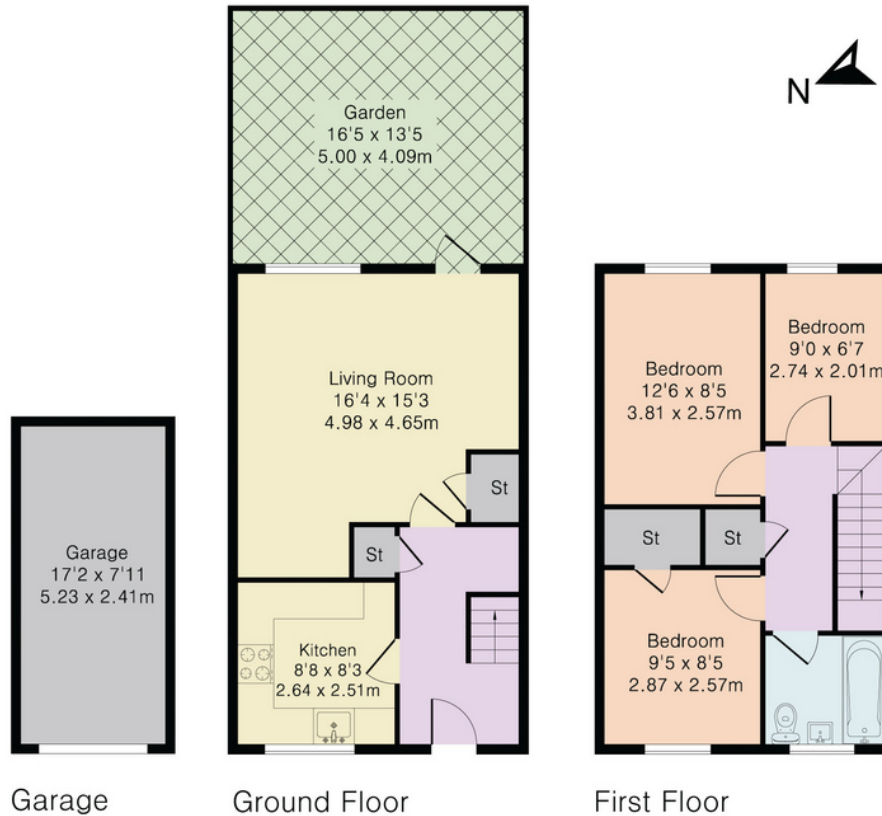
Key Features

- Three bedrooms
- Quiet location
- Enclosed rear garden
- Gas central heating
- Kitchen
- Sitting / dining room
- Garage
- Family bathroom
- Council tax band:C, EPC rating: C

The Location

Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of every day 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 Saville 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 commuting links 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.9 miles) offering a fast service to London Paddington c. 40 minutes.

Approximate Gross Internal Area 923 sq ft – 86 sq m
Ground Floor Area 393 sq ft – 37 sq m
First Floor Area 391 sq ft – 36 sq m
Garage Area 139 sq ft – 13 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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