



North Drive, Wantage, OX12 7PN

£185,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An immaculate one bedroom maisonette with its own private garden and driveway, comes to market with the benefit of no onward chain, and located near shops and amenities

The well presented property comprises its own front door with inner hallway, stairs rising to the accommodation consisting hallway with storage cupboard, a large double bedroom, a bright sitting / dining room with a feature fireplace, kitchen with a pleasant outlook over the rear garden, and a family bathroom with shower over bath. Outside to the front a driveway for 2 vehicles, side access leads round to the brick storage and an enclosed rear garden mainly laid to lawn.

Lease of 95 years remaining

Ground rent and service charge of £37.37 per month.

Some material information to note: Leasehold property. Gas central heating. Mains water, mains electrics and mains drains. Parking can be found to the driveway in front. Ofcom checker indicates standard and superfast 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.

Under Section 21 of The Estate Agents Act we are required to disclose that the Sellers are a family member of an employee of Thomas Merrifield.



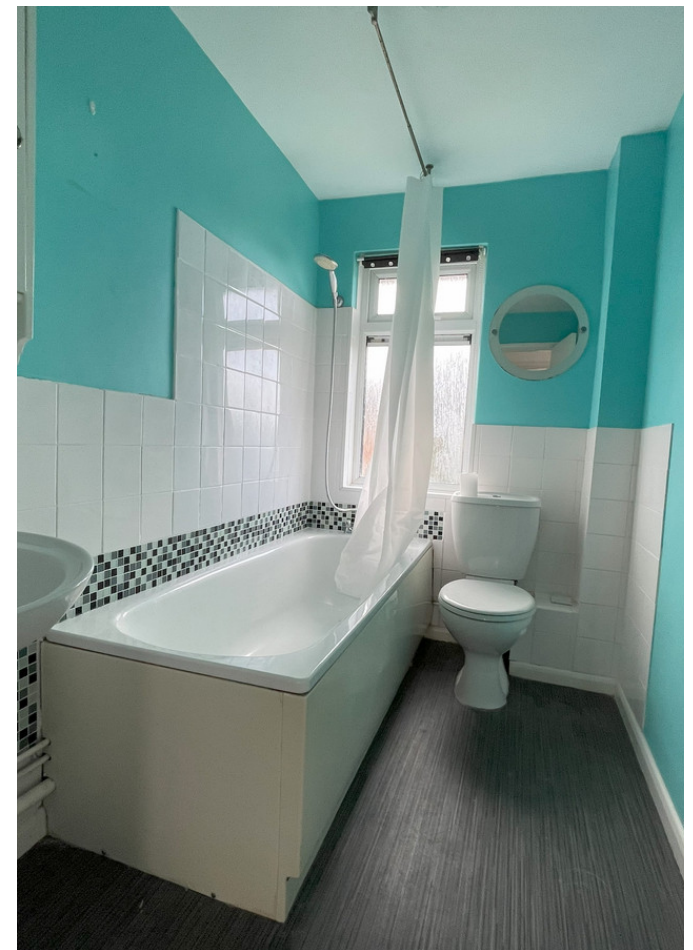


Key Features

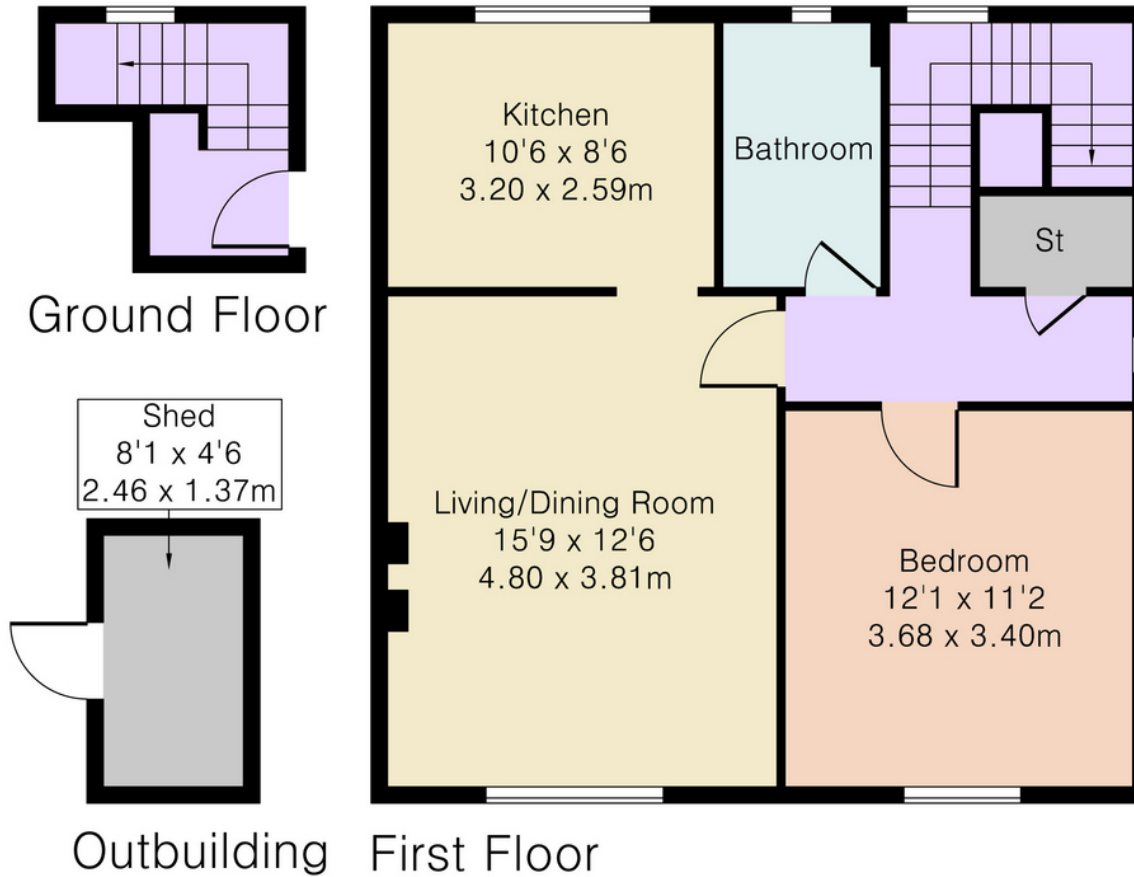
- First floor maisonette
- Private rear garden
- Gas central heating
- Outside storage
- Driveway for 2 vehicles
- Sitting / dining room
- Bedroom
- Kitchen
- Family bathroom
- EPC rating: C, Council tax band: B

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 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.9 miles) offering a fast service to London Paddington c. 40 minutes.



Approximate Gross Internal Area 679 sq ft – 63 sq m
Ground Floor Area 42 sq ft – 4 sq m
First Floor Area 601 sq ft – 56 sq m
Outbuilding Area 36 sq ft – 3 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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