



Hawksworth Close, Wantage, OX12 0NU

£240,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A two bedroom end of terrace property with a south facing rear garden and garage, located close to local shops and amenities.

The accommodation comprises entrance porch, spacious sitting / dining room. The kitchen breakfast room has a range of base and eye level units with built in oven and hob and door that leads to the rear garden. To the first floor are two double bedrooms with a fitted wardrobe to the master and modern family bathroom with shower over bath.

Outside the south facing rear garden is mainly laid to lawn with a patio area and a side gate giving access to the garage directly behind the property in a nearby block. The property benefits from double glazed windows gas fired central heating.

Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics and mains drains. The property does not have a driveway however non allocated parking is found next to the property. 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.



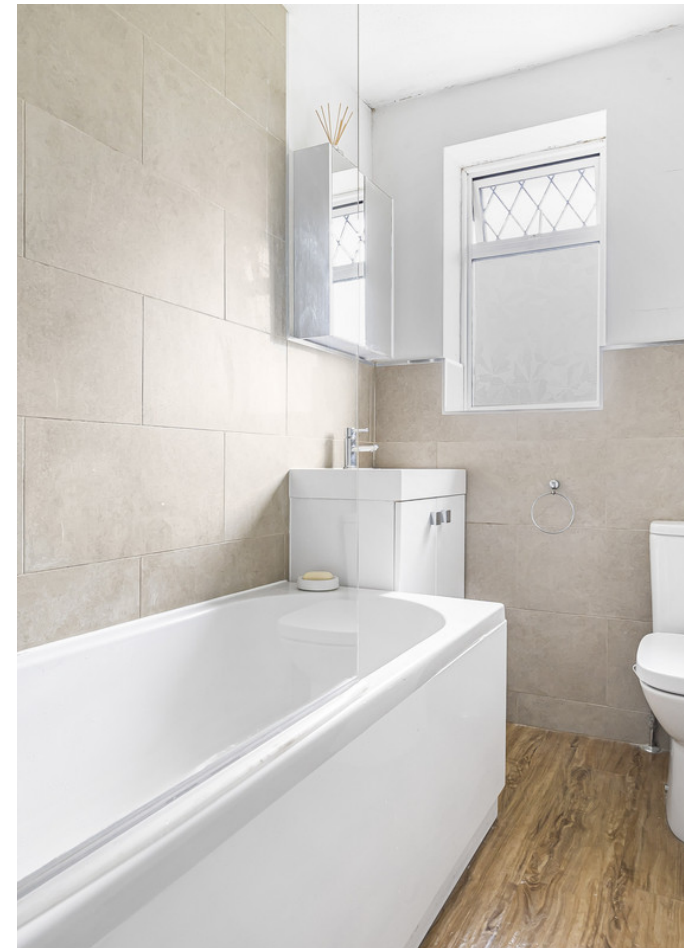


## Key Features

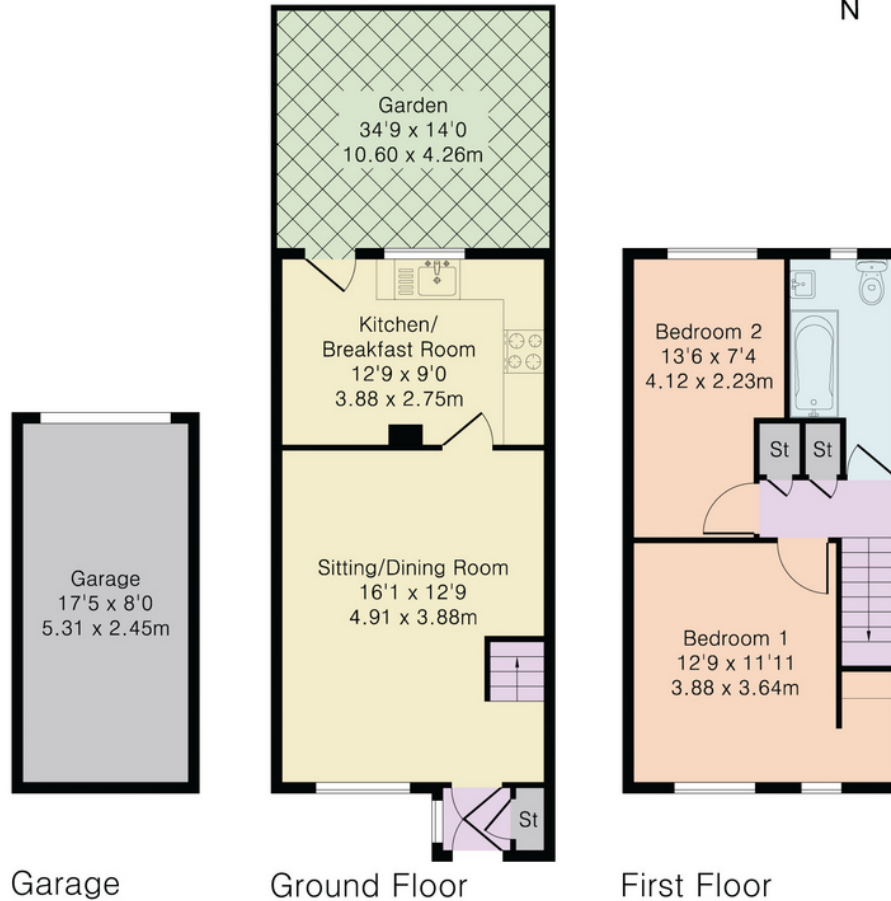
- Two bedrooms
- South facing rear garden
- Garage
- Gas central heating
- Sitting / dining room
- Kitchen
- Family bathroom
- Porch
- Quiet residential location

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



Approximate Gross Internal Area 803 sq ft – 75 sq m  
 Ground Floor Area 340 sq ft – 32 sq m  
 First Floor Area 323 sq ft – 30 sq m  
 Garage Area 140 sq ft – 13 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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