



Brunel Crescent, Wantage, OX12 0NS

£300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A delightful three bedroom semi detached house on a corner plot with garage situated in this popular location in Grove close to local shops, amenities and regular bus routes.

The accommodation comprises entrance hall leading to a spacious sitting / dining room with storage cupboard and door to the garden. The modern kitchen has a range of eye and base level units with a built in oven, hob, fridge/ freezer and dishwasher.

To the first floor are two double bedrooms with built in wardrobes, a single bedroom and family bathroom.

Outside the rear garden wraps around the side of the property and is mainly laid to lawn with patio area and rear access gate. To the front is further lawn and there is a garage in a nearby block.

Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics and mains drains. On street parking and garage in a nearby block. 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 bedroom semi detached
- End of chain
- Kitchen with some integrated appliances
- Spacious sitting / dining room
- Three good sized bedrooms
- Family bathroom
- Garage in a nearby block
- Gas central heating
- Corner plot rear garden
- Council tax band: C, EPC rating: D

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.

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.

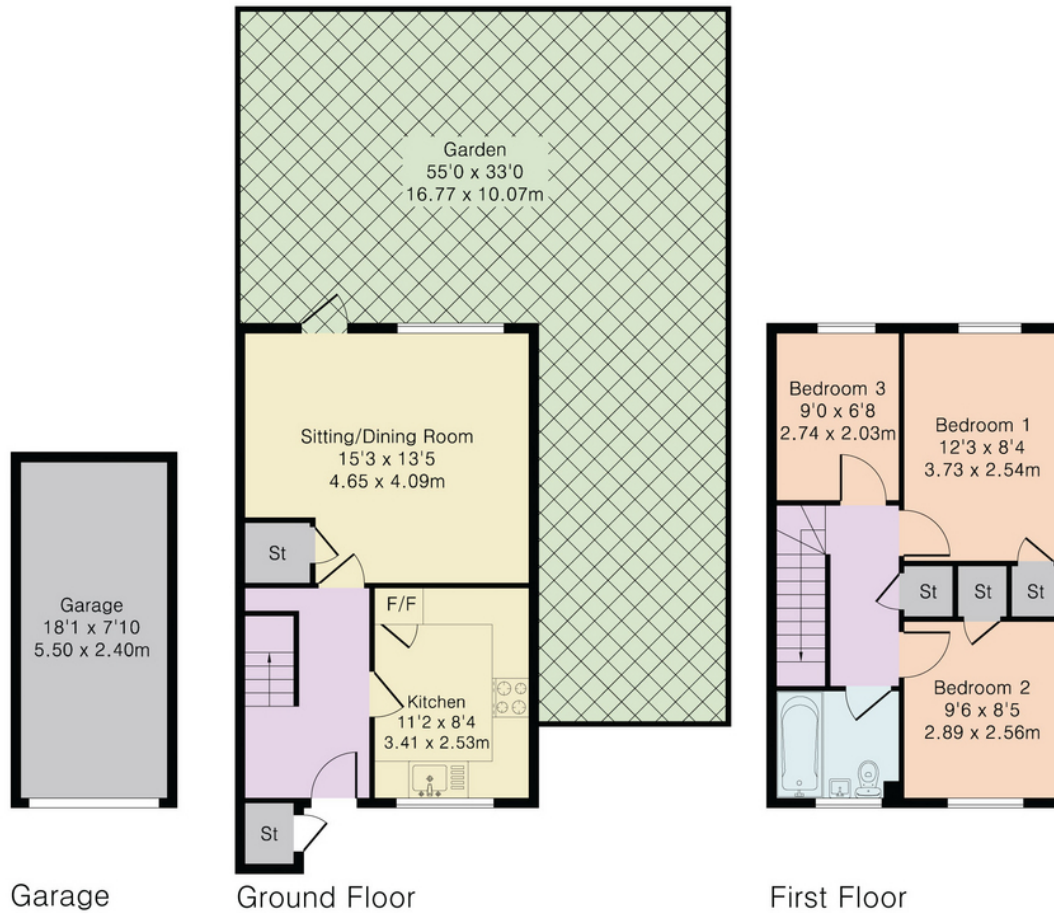
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 913 sq ft - 84 sq m

Ground Floor Area 390 sq ft – 36 sq m

First Floor Area 381 sq ft – 35 sq m

Garage Area 142 sq ft – 13 sq m



Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS