



13 Columbia Way, Wantage, OX12 0QJ
£260,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

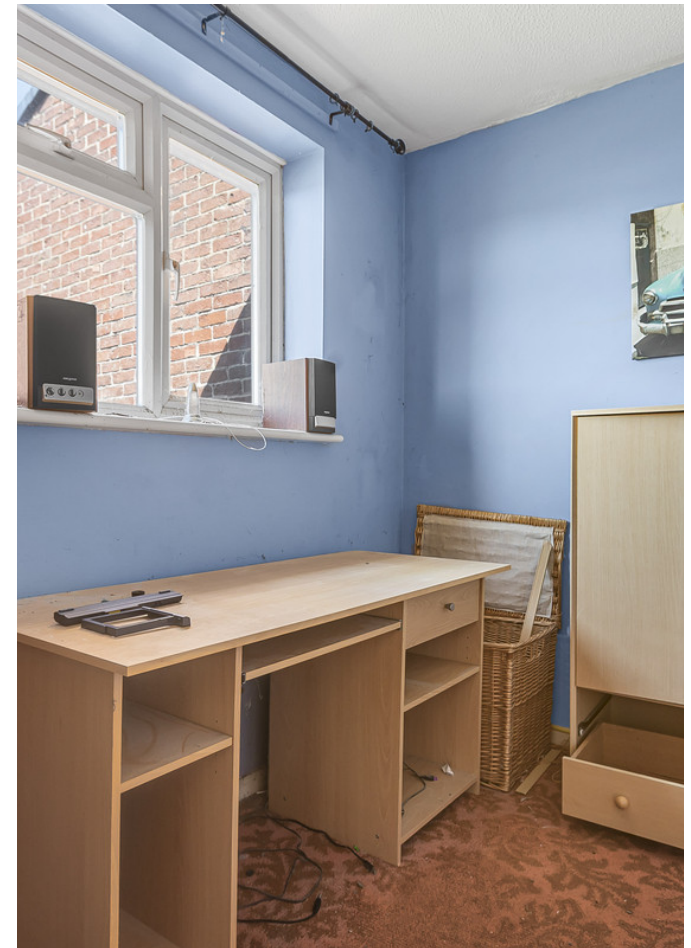
This three bedroom staggered terrace property requiring a degree of modernisation, and is offered for sale with no onward chain.

An opportunity to purchase a good size family home that comprises entrance hall, downstairs WC, 22" sitting / dining room with patio doors leading to the rear garden and kitchen to the rear.

The first floor has three good size bedrooms and a family bathroom. To the front is an integral garage, driveway and lawned garden. The rear garden has a North West aspect and is mainly laid to lawn with a back gate for access.

Some material information to note: Freehold house. Gas central heating. (Currently not working) Mains water, mains electrics and mains drains. The property has driveway parking. 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 very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Three bedrooms
- Driveway Parking
- Integral Garage
- Downstairs WC
- Close to local amenities
- Council tax band: C, EPC rating: C

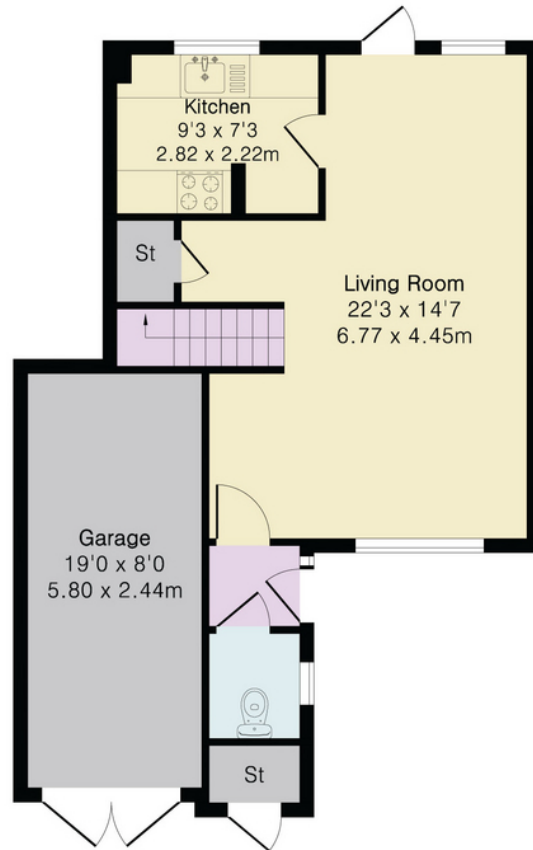
The Location

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 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.

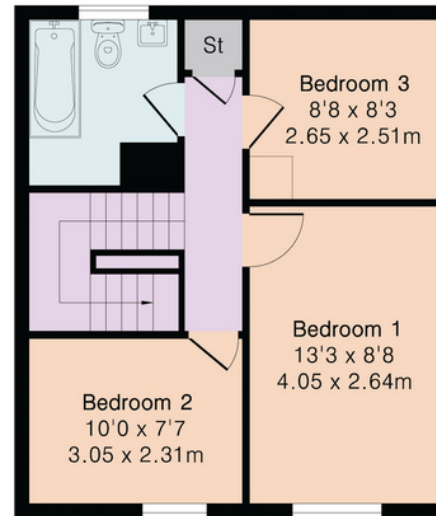
Approximate Gross Internal Area 1013 sq ft - 94 sq m

Ground Floor Area 595 sq ft – 55 sq m

First Floor Area 418 sq ft – 39 sq m



Ground Floor



First Floor

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.

Wantage Office

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

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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