



21 Tubbs Close, Wantage, OX12 0PA
£280,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented three bedroom terraced property with modern kitchen and bathroom. Conveniently located close to local amenities and transport links in Grove.

Upon entering the property you are greeted a spacious hallway with downstairs cloakroom/ W/C. To the front of the property is the tastefully decorated living area, with engineered wooden flooring and ample natural light it, provides a wonderful space for relaxing. To the rear is the kitchen / dining area which spans the full width of the property. This has been recently refurbished to an extremely high standard, integrated dishwasher, Smeg range cooker and quality wooden units making this a real stand out feature of the property.

To the first floor are two double bedrooms and third generous single bedroom. The recently refurbished stylish family bathroom, features a shower over full size bath tub and is finished to a high quality specification.

The rear garden is east facing and is mainly laid to lawn with patioed seating area and planted borders. The garden also has the added benefit of a brick built outbuilding, a further shed at the bottom of the garden and rear access.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. The property has on street parking. Ofcom checker indicates standard and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most 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 Bedroom Terraced Property
- High Specification Kitchen
- Tastefully Decorated
- Downstairs W/C
- Smeg Range Cooker
- Quartz Worksurfaces
- New Modern Bathroom
- Council Tax Band; C - EPC Rating: C

The Location

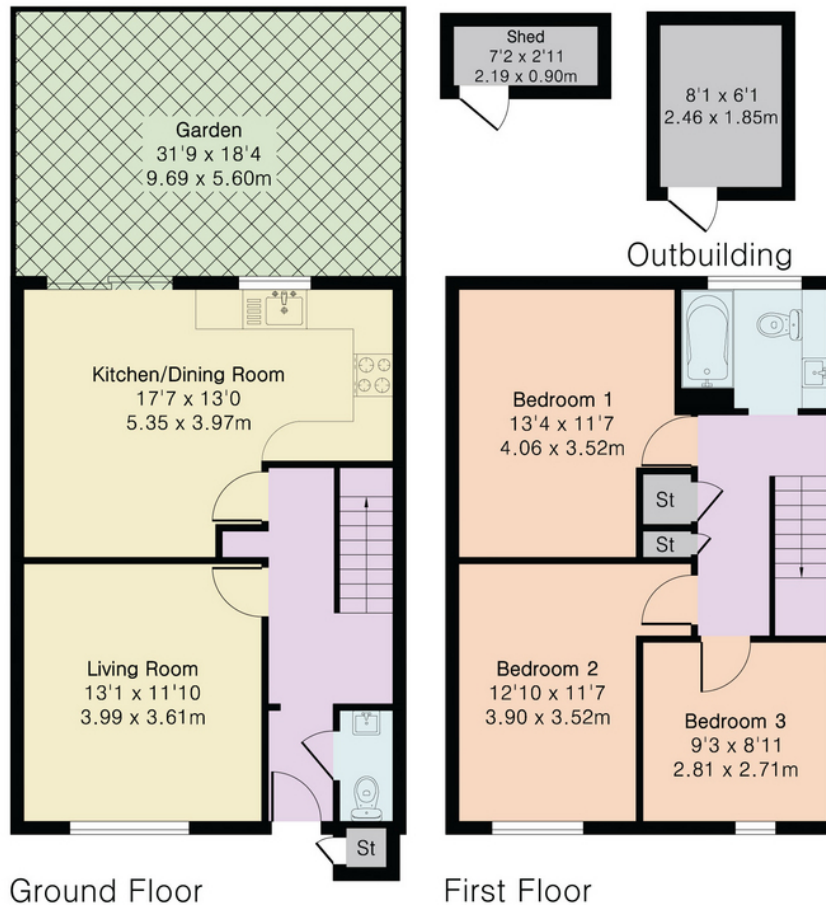
Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook and Grove Church of England primary schools local park two public houses and a parade of shops on main street with a further small precinct in Saville Way. Located 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 1046 sq ft - 98 sq m

Ground Floor Area 490 sq ft – 46 sq m

First Floor Area 486 sq ft – 45 sq m

Outbuilding Area 70 sq ft – 7 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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