



2 Meadow Close, Wantage, OX12 7NN
£370,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A delightful three bedroom semi-detached bungalow situated in a quiet position in popular 'Old Grove' close to local shops and amenities.

This beautiful property comprises entrance hall, spacious living/ dining room with stylish parquet flooring bi-fold doors leading out into the garden and door to the kitchen. The kitchen has a range of base and eye level units with a door to the side of the property, fitted and freestanding appliances including integrated single oven and four burner gas hob. The three bedrooms are accessed from the hallway, all the bedrooms are generous in size and will accommodate a double bed. The family bathroom is mostly tiled and features shower over full size bath.

Outside to the front of the property is a gravelled driveway offering parking for multiple vehicles and side access gate. The garden is generous in size, east facing has a large patio for entertaining and is mostly laid to lawn with shrub borders. There is also a garage with rear access from the garden.

Some material information to note: Freehold property. Gas central heating. Mains water, electrics and drains. Ofcom checker indicates standard, superfast 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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

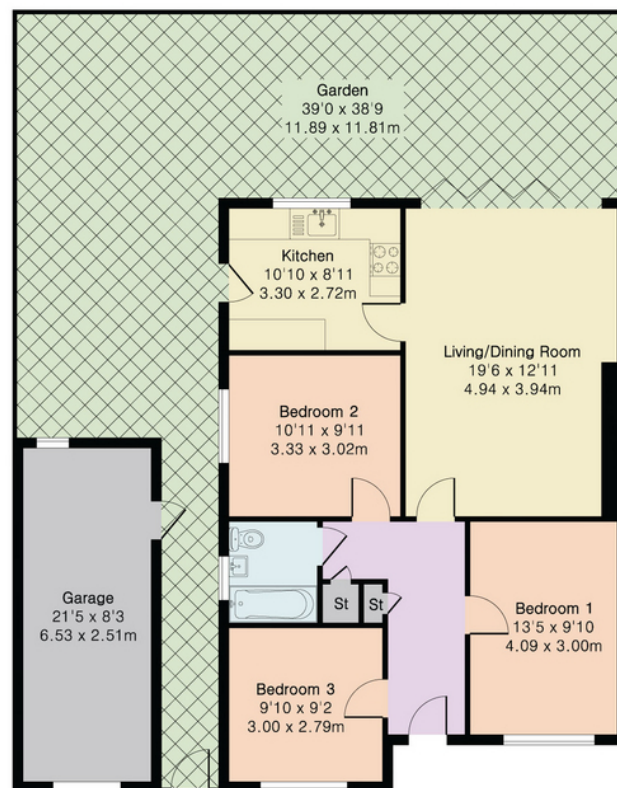
- Three Bedroom Bungalow
- Close to Local Amenities
- Located in popular 'Old Grove'
- Garage and parking for multiple Vehicles
- Spacious Living / Dining Room
- Family Bathroom
- Large Garden
- Council tax band: D, EPC rating: D

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 commuting links 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 872 sq ft - 81 sq m
(Excluding Garage)**

Garage Area 176 sq ft – 16 sq m



Ground 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

THOMAS
MERRIFIELD
SALES LETTINGS