



35 Mallard Way, Wantage, OX12 0QQ

Offers In Excess Of £270,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A delightful three bedroom mid terrace property overlooking a green situated in a popular area of Grove within walking distance of local shops and amenities. No onward chain.

The accommodation comprises entrance hall with understairs storage cupboard, spacious dual aspect living / dining room, the modern kitchen has a range of eye and base level units with built in oven, hob, extractor and door leading into the rear garden. To the first floor are two double bedrooms both with built in storage, third single bedroom and family bathroom with shower over bath.

Outside to the front is mainly laid to lawn with pretty miniature tree, and green space beyond. The west facing sunny rear garden has large decked area, a stone slate area and rear access gate. The property has a garage in a nearby block.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, super fast 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 unaware of any planning permissions in place that 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 mid terrace property
- No onward chain
- Living / dining room
- Modern kitchen
- West facing enclosed rear garden
- Family bathroom
- Quiet location over looking green space
- Garage in a nearby block
- Close to local amenities
- Council tax band: C, EPC: tbc

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 Savile 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.

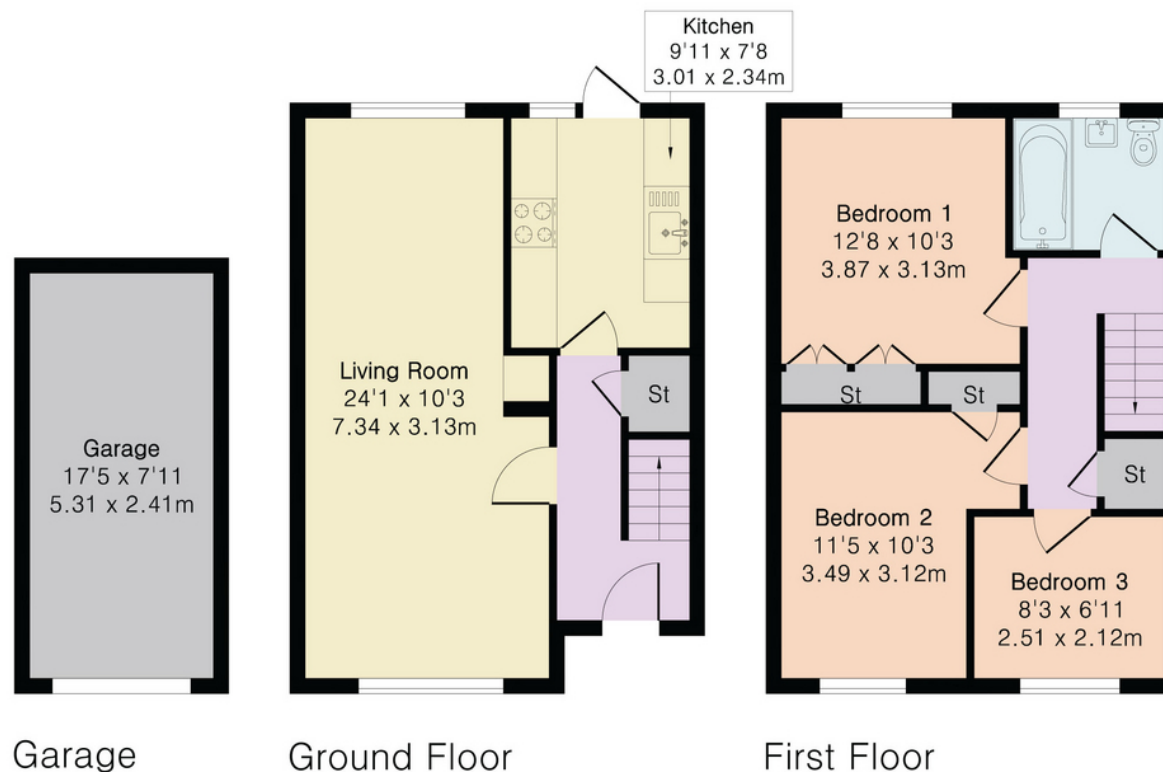
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

**Approximate Gross Internal Area 781 sq ft - 73 sq m
(Excluding Garage)**

Ground Floor Area 383 sq ft – 36 sq m

First Floor Area 398 sq ft – 37 sq m

Garage Area 138 sq ft – 13 sq m



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