



36 Broadmarsh Close, Grove, OX12 0NH

Guide Price £310,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This delightful end of terrace property is situated in a quiet cul-de-sac location close to local shops and amenities with the benefit of no onward chain.

The ground floor accommodation comprises a welcoming entrance hall with a W/C, leading into a generous dual-aspect sitting/dining room with a rear door opening to the garden. A bright and airy kitchen with a range of base level units, attractive wooden worktops with freestanding cooker and dishwasher.

To the first floor are three good sized bedrooms, two with built in storage cupboards and a modern family bathroom with shower over bath.

Outside there is driveway parking in front of the integral garage and a small front garden laid to lawn. The enclosed rear garden is attractive with lawn, shrub borders and pond. The side gate gives convenient access to the front.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. 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. 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



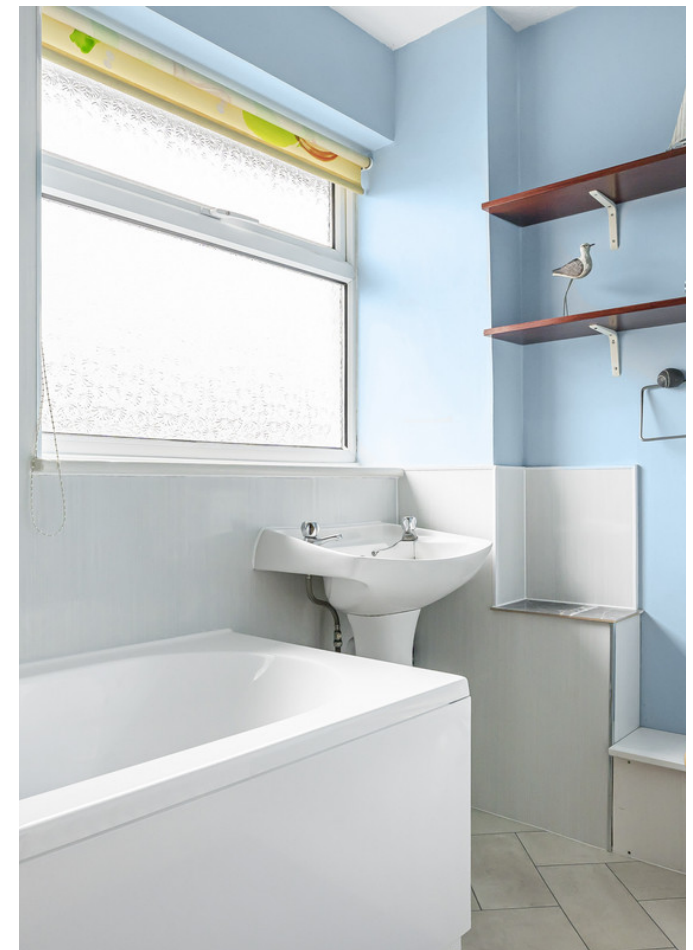


Key Features

- Three bedroom end of terrace
- End of Chain
- Spacious sitting / dining room
- Enclosed rear garden
- Kitchen
- Cloakroom
- Family bathroom
- Garage with driveway parking
- Council tax band: C, EPC: 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, St Johns and Grove C of E 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 Wantage together offer a broad range of shopping, leisure and sporting facilities. There is an excellent bus service to Wantage, Oxford and Didcot. It is also has good road 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 to London Paddington c.40 minutes.

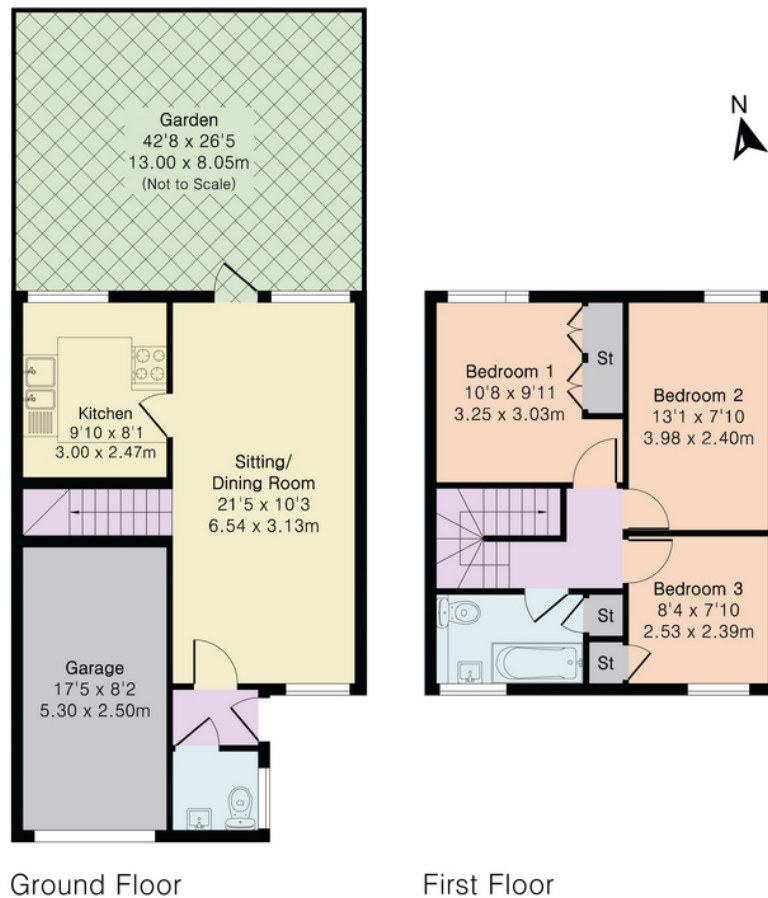


**Approximate Gross Internal Area 772 sq ft - 71 sq m
(Excluding Garage)**

Ground Floor Area 371 sq ft – 34 sq m

First Floor Area 401 sq ft – 37 sq m

Garage Area 143 sq ft – 13 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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