



25 Broadmarsh Close, Wantage, OX12 0NH
£310,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Extended three-bedroom property benefiting from a garage and allocated parking, conveniently located close to local shops and amenities.

The spacious accommodation requires some modernisation and comprises an entrance hall with WC, a generous sitting room with patio doors leading to the rear garden, and an extended kitchen large enough to accommodate a dining table, with a door providing access to the rear.

To the first floor are three bedrooms and a modern family shower room.

The south-facing rear garden features a generous patio area, along with a lawn and a useful garden shed providing additional storage.

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 advice.





Key Features

- South facing garage
- Single storey extension to the rear
- Large kitchen
- Close to local shops
- Family shower room and WC
- Garage and parking
- Three bedrooms
- Spacious sitting room
- EPC rating: D, Council tax band: 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, 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.

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.

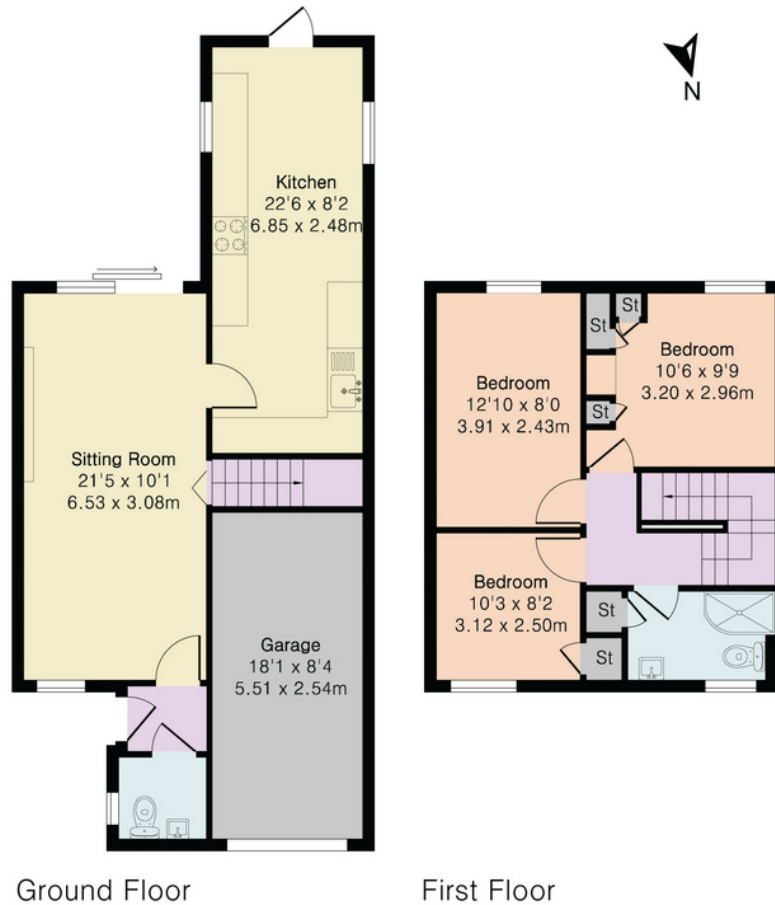
The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy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

**Approximate Gross Internal Area 875 sq ft - 81 sq m
(Excluding Garage)**

Ground Floor Area 473 sq ft – 44 sq m

First Floor Area 402 sq ft – 37 sq m

Garage Area 151 sq ft – 14 sq m



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