

GREEN &
CO

£245,000

46 White Horse Crescent

Grove Wantage Oxfordshire OX12 0PZ



GREEN & CO

Description

Overlooking an attractive residential green and within walking distance of local amenities this two bedroom staggered terrace house is offered for sale with no onward chain. Featuring gas fire-central heating to radiators, uPVC double glazed windows and doors, garage in a nearby block and on-street parking. The property is ready to sell with a Grant of Probate having been issued. The property is awaiting new custodians to put their stamp on it

Location

The village of Grove lays approx. 13 miles south-west of Oxford where the Thames Valley meets the Berkshire Downs and is well situated for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus the rail links in Oxford, Didcot, and Swindon. Its favoured position gives the village a peaceful aspect and it stands amid traditional farming areas. Despite this, Grove has grown, in post-war years, from a small, self-sufficient hamlet to a thriving modern community with shops and schools to meet the needs of its newcomers. The extensive acreage given over to housing is designed for ease of access to the modern schools in comparative safety, along with a network of walkways, only seldom needing to cross roads or encounter traffic. With more comprehensive facilities available in nearby Wantage, Grove offers much more than the average village.

what3words

w3w.co/simple.rocked.piled.



33 Market Place, Wantage, Oxon, OX12 8AL t:01235 763562 e:sales@greenand.co.uk



Utilities

All mains services connected.

Heating Type

Gas-fired central heating to radiators.

EER

C.

Council Tax Band

C.

Tenure

Freehold.

Ofcom

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted this link then please click on our attached PDF brochure and click on the link there. If the subject property is a new build then please refer to the developer's specification.

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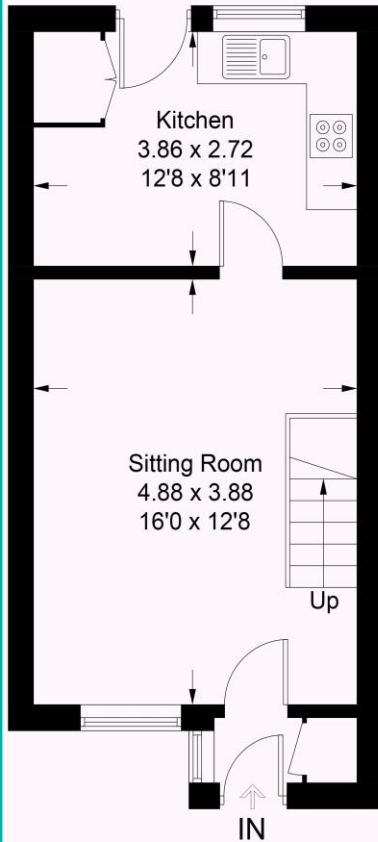
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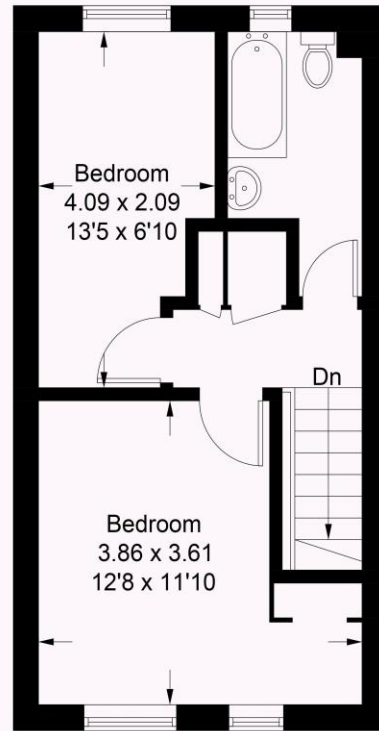
Approximate Gross Internal Area = 61.5 sq m / 662 sq ft

Garage = 12.6 sq m / 136 sq ft

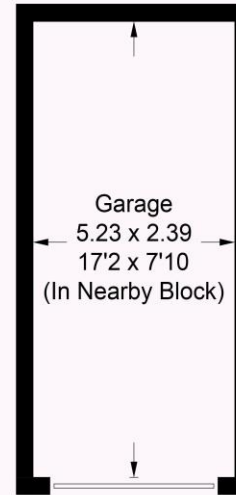
Total = 74.1 sq m / 798 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.