



DOUGLAS & SIMMONS



5, Dixons Row, Grove
Wantage, Oxfordshire

5 Dixons Row, Grove, Wantage, Oxfordshire, OX12 7JG

Guide Price £305,000 Freehold

This spacious character mid terrace three double bedroom property offers spacious accommodation throughout and is conveniently situated for both Grove and Wantage, offered to the market with no ongoing chain.

- Spacious Kitchen/breakfast room • Good sized frontage • Off road parking for 4 cars • Garage/store at the end of the terrace • Large modern first floor family bathroom • Courtyard garden • 3 double bedrooms • Dining/family room • Gas fired central heating • Living/dining room with feature fireplace



LOCATION

Grove is currently the largest village within the Vale of White Horse. The village caters for your local day to day needs with two shopping precincts, two primary schools, churches, restaurants and pubs, a library, regular bus services and a good range of health facilities. The adjacent attractive market town of Wantage (well-deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award') offers further comprehensive shopping, leisure, recreational and health facilities, as well as King Alfred's Academy (comprehensive school) and additional primary schools. Grove is well sited in South Oxfordshire with excellent road links to the A34 via the A417, which in turn leads to the M40 in the north and the M4 in the south and also the A338 Abingdon, Oxford – Swindon route. Didcot is situated to the east with a main line train station to London (Paddington 45mins). Business links include Williams F1 and the Grove Technology Park. More information on the many activities, events and clubs in the village can be found on the dedicated website <http://www.grove-oxon.org.uk/>.

DESCRIPTION

This spacious character mid terrace three double bedroom property offers spacious accommodation throughout and is conveniently situated for both Grove and Wantage, offered to the market with no ongoing chain.

Set back from the road, the garden to the front of the property provides parking for several vehicles as well as a degree of privacy from the road, and to the rear there is a courtyard garden affording a lawn, a patio area and storage shed with right of access.

The accommodation comprises entrance lobby, a dining/family room, a spacious living/dining room with feature fireplace and a modern well fitted good sized kitchen/breakfast room. The ground floor accommodation is further complemented with a cloakroom and rear lobby area.

To the first floor there are 3 double bedrooms and a large modern family bathroom with bath and shower cubicle. The property further benefits from a large store/garage accessed via no. 7 Dixons Row at the end of the the row of houses.

SERVICES

All main services connected.
Gas fired central heating to radiators

FLOOR AREA

1085.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND D



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APPROX. GROSS INTERNAL FLOOR AREA 1085 SQ FT 100.8 SQ METRES (Excludes Outbuilding)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		52	80
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS TO OX12 7JG

Leave Wantage Market Place via Wallingford Street and at the mini roundabout by the BP garage turn left into Seesen Way (A338), continue over the roundabout by Sainsbury garage and over the traffic lights by the VW garage, continue straight over the main roundabout in the direction of Abingdon/Oxford A338 and at the next set of traffic lights at Grove Bridge turn left in Main Street, Grove, where the property will be found after a short distance on the left hand side, set back from the road easily identified by our Douglas and Simmons For Sale board

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

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- All measurements are approximate. GRD/rd. feb.2024

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons

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