



DOUGLAS & SIMMONS



9, Peregrine Way, Grove
Wantage, Oxfordshire

9 Peregrine Way, Grove, Wantage, Oxfordshire, OX12 0QB

Guide Price £335,000 Freehold

This very well presented three bedroom semi detached house enjoying an attractive outlook over a small green, is benefiting from many recent improvements including the refitting of the kitchen.

- Recently re-decorated kitchen • New boiler • Replaced double glazing • Kitchen diner • Three bedrooms • Modern family bathroom • Garage in block • West facing garden



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 very well presented three bedroom semi detached house enjoying an attractive outlook over a small green, is benefiting from many recent improvements including the refitting of the kitchen. The property also benefits from an open plan kitchen dining area as well as a good sized sitting room spacious entrance hall, three first floor bedrooms and a modern bathroom.

Further attractions include recently upgraded central heating system with a new boiler as well as replacement double glazing. The property also enjoys a west facing rear garden with parking available in the nearby courtyard as well as a garage in a nearby block.

EER-C

Other Material Information:

- Ofcom checker indicates, good availability outdoors for EE, O2, Three and Vodafone and variable indoors for EE only.
- Ofcom checker indicates, standard, superfast and ultrafast broadband are all available at this property.
- Government portal lists this area as a low flood risk
- We are unaware of any planning permissions that could negatively affect the property

FLOOR AREA

964.00 sq ft

Vale of White Horse District Council

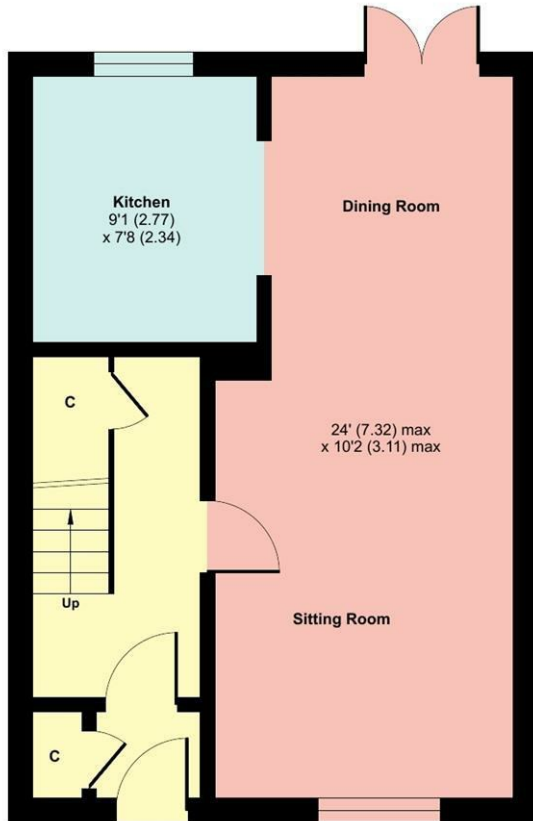
COUNCIL TAX BAND C



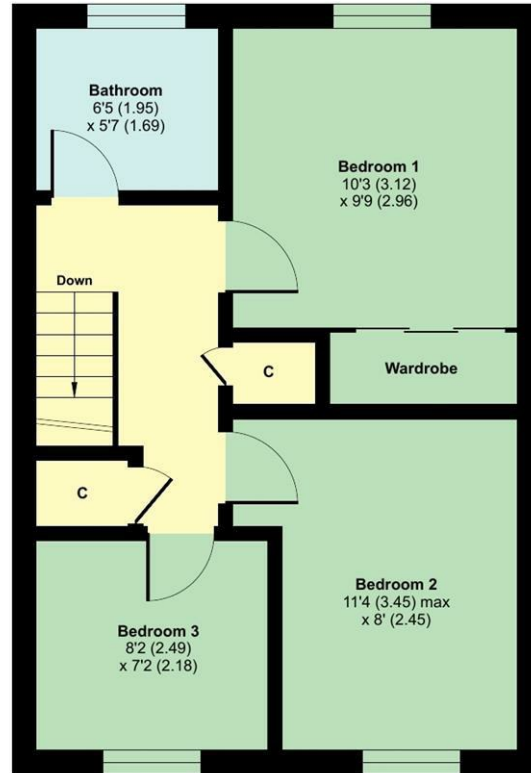
Peregrine Way, Grove, Wantage, OX12 0QB

Approximate Area = 812 sq ft / 75.4 sq m
Garage = 152 sq ft / 14.1 sq m
Total = 964 sq ft / 89.5 sq m

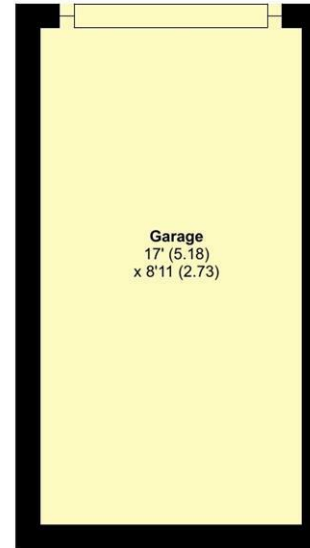
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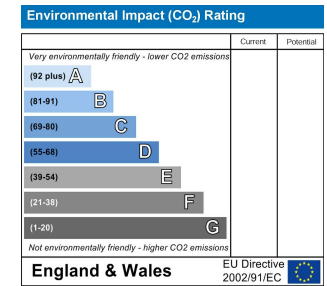
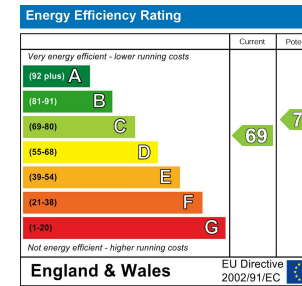
GROUND FLOOR



FIRST FLOOR



GARAGE



DIRECTIONS TO OX12 0QB

what3words:///battling.variation.subplot As indicated by our D&S 'For Sale' sign

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

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate.

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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