



DOUGLAS & SIMMONS

25, Grove Street,
Wantage, Oxfordshire

25 Grove Street, Wantage, Oxfordshire, OX12 7AB

Guide Price £245,000 Freehold

Beautifully presented and characterful, two double bedroom Grade II listed cottage arranged over three floors enjoying a no-through road position in the very heart of Wantage town centre.

- Abundance of exposed timbers and character features
- Central location in the heart of Wantage
- Sitting room with woodburning stove and parquet flooring
- Well fitted kitchen area
- Bathroom with shower over the bath
- Gas central heating
- Two double bedrooms
- Parking not allocated but usually available nearby
- Beautifully presented
- Enclosed rear courtyard garden



LOCATION

Award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot situated to the east benefits from a main line train station to London (Paddington c.45mins).

DESCRIPTION

Beautifully presented, characterful, two double bedroom Grade II listed cottage enjoying a no-through road position in the very heart of Wantage town centre.

The accommodation comprises a delightful open plan kitchen/dining/sitting room with wood burning stove, part parquet flooring and wooden stairs rising to the first floor landing leading to a double bedroom with fireplace and modern family bathroom with bath and overhead shower. A further double bedroom is situated on the second floor which also benefits from a built in wardrobe.

Outside the property affords an enclosed private rear courtyard garden c.14'x10'. Parking whilst not allocated is usually available nearby.

SERVICES

All services connected.

Gas fired central heating to radiators.

FLOOR AREA

653.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND B



Grove Street, Wantage, OX12

APPROX. GROSS INTERNAL FLOOR AREA 653 SQ FT 60.7 SQ METRES (Excludes Restricted Head Height & Shed)



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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS TO OX12 7AB

On foot leave Wantage Market Place via Mill Street and take the immediate right into Grove Street where No.25 will be found on the left hand side as indicated 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.

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- All measurements are approximate. GRD/rd

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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