



17 Albermarle Drive, Wantage, OX12 0NB

Guide Price £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended three bedroom detached property situated in a cul de sac, conveniently located close to local shops and amenities.

This delightful property comprises entrance hall, fitted kitchen featuring a range of eye and base level units with built in oven and hob, and an extended living / dining room. This impressive reception space benefits from French doors opening onto the rear garden, a feature fireplace and a large storage cupboard. To the first floor are three bright and airy bedrooms and a family bathroom with fitted shower over the bath. Bedroom three benefits from three built in double wardrobes providing excellent storage.

Outside to the front of the property there is ample off street parking for multiple vehicles and access to the integrated garage. The enclosed rear garden enjoys a sunny aspect and features two separate patio areas, is laid mainly to lawn with shed and gated side access.

Some material information to note: Freehold property. Gas central heating. Mains water, 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 most major providers. The government portal indicates there is a very low flood risk at this 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. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Detached house
- Three generous bedrooms
- Kitchen
- Spacious living / dining room
- Family bathroom
- Private rear garden
- Garage
- Off street parking
- Council tax band: D, EPC: E

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.

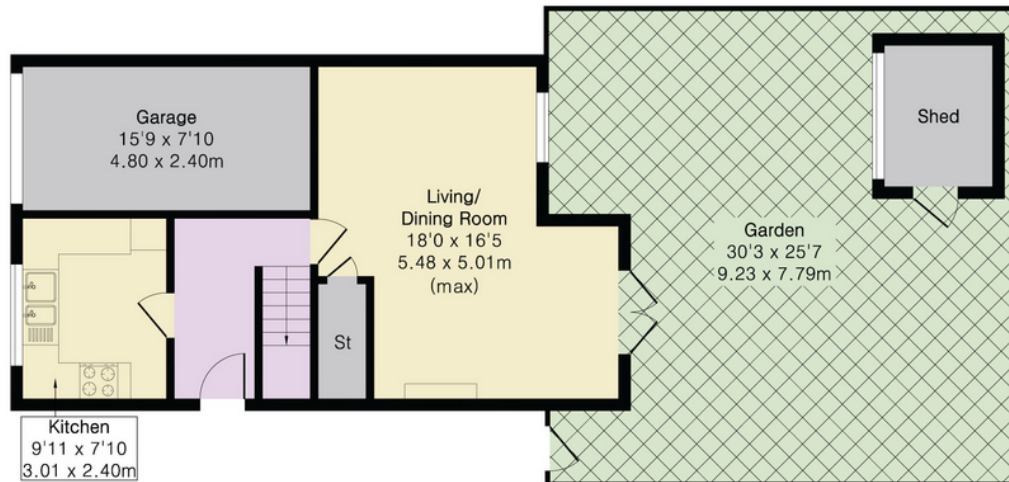


**Approximate Gross Internal Area 825 sq ft - 78 sq m
(Excluding Garage & Outbuilding)**

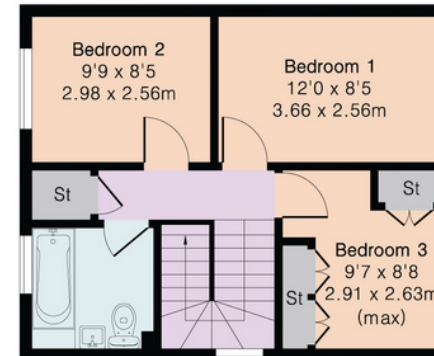
Ground Floor Area 419 sq ft – 40 sq m

First Floor Area 406 sq ft – 38 sq m

Garage Area 124 sq ft – 12 sq m



Ground Floor



First Floor



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.

Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD

SALES LETTINGS