



9 Northrop Gardens, Wantage, OX12 0PN

Offers In Excess Of £280,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented two bedroom semi detached property, this Alnmouth house type was built around a year ago on a popular development close to local shops and amenities.

The property is ideally situated on the end of the road, this gives the property the added benefit of further visitor parking in addition to the driveway. The accommodation comprises entrance hall, cloakroom, open plan spacious sitting room / modern stylish kitchen with French doors onto the garden. The kitchen has a range of eye and base level units with built in appliances including oven, hob, fridge / freezer and integrated dishwasher and washing machine.

To the first floor is a master bedroom, second double bedroom, and delightful family bathroom.

Outside, the enclosed rear garden has had a large patio added recently, with a large storage shed to the rear. To the front of the property is driveway parking for two cars and side access gate to the rear garden.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Two double bedrooms
- Open plan kitchen/living room
- Driveway parking for two vehicles
- Downstairs W/C
- Private rear garden with newly added patio
- Family Bathroom
- Council tax band: C, EPC: B

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 632 sq ft - 58 sq m

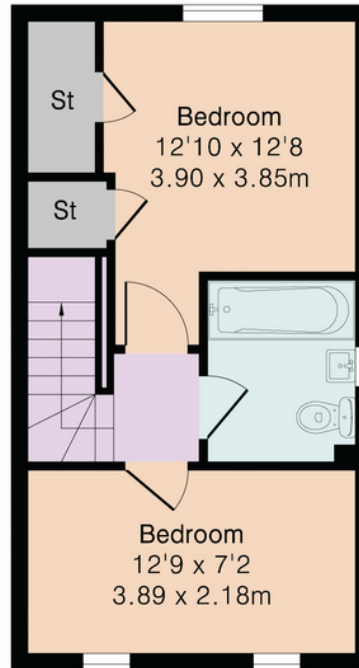
Ground Floor Area 316 sq ft – 29 sq m

First Floor Area 316 sq ft – 29 sq m

Garden
34'10 x 16'2
10.61 x 4.93m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Wantage Office

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

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

