



11 Cherry Tree Close, Grove, Wantage, OX12 7NG

Guide Price £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A delightful three bedroom detached bungalow with the benefit of no onward chain situated in a quiet position in popular 'Old Grove' close to local shops and amenities.

This property is in need of some modernisation and comprises entrance hall, spacious living/ dining room with gas fire and doors leading out into the garden and door to the kitchen. The kitchen has a range of base and eye level units with a door to the side of the property,

The three bedrooms are accessed from the hallway, all the bedrooms are generous in size and will accommodate a double bed and all have built in storage. The family bathroom is mostly tiled and features a full size shower.

Outside to the front of the property is a paved driveway offering parking and full access both sides of the property. The rear garden is generous in size, not overlooked, westerly facing and has a large patio for entertaining, the rest is mostly laid to lawn with shrub borders. There is also a garage with rear access from the garden.

Some material information to note: Freehold property. Gas central heating, boiler not currently working. Mains water, mains 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 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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



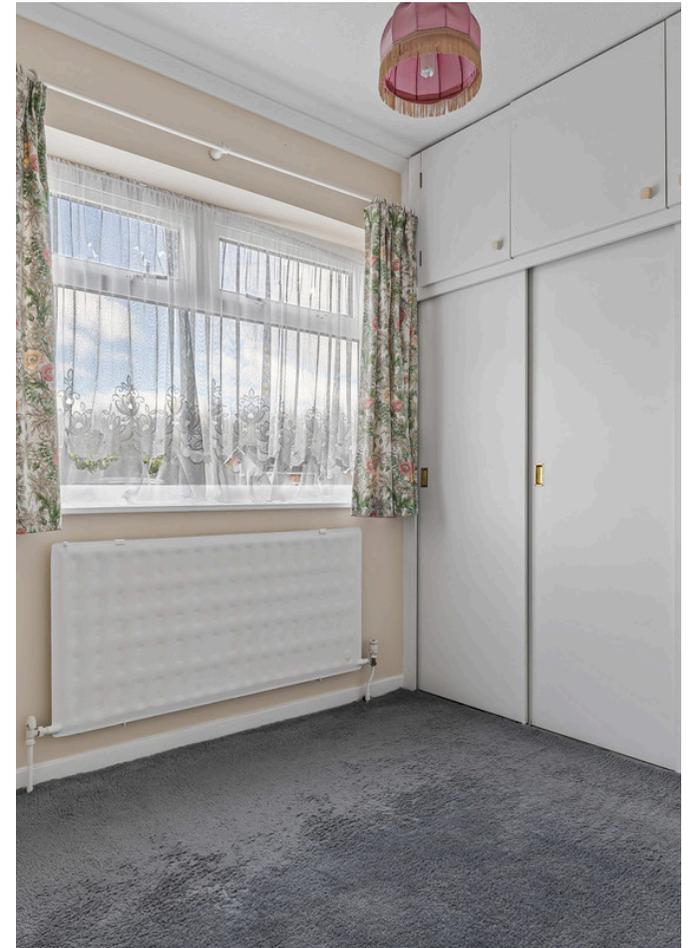


Key Features

- Detached bungalow
- End of chain
- Three double bedrooms
- Spacious living / Dining room
- Family bathroom
- Ample built in storage
- Separate garage
- Large westerly facing rear garden
- Council tax band: D, EPC: D

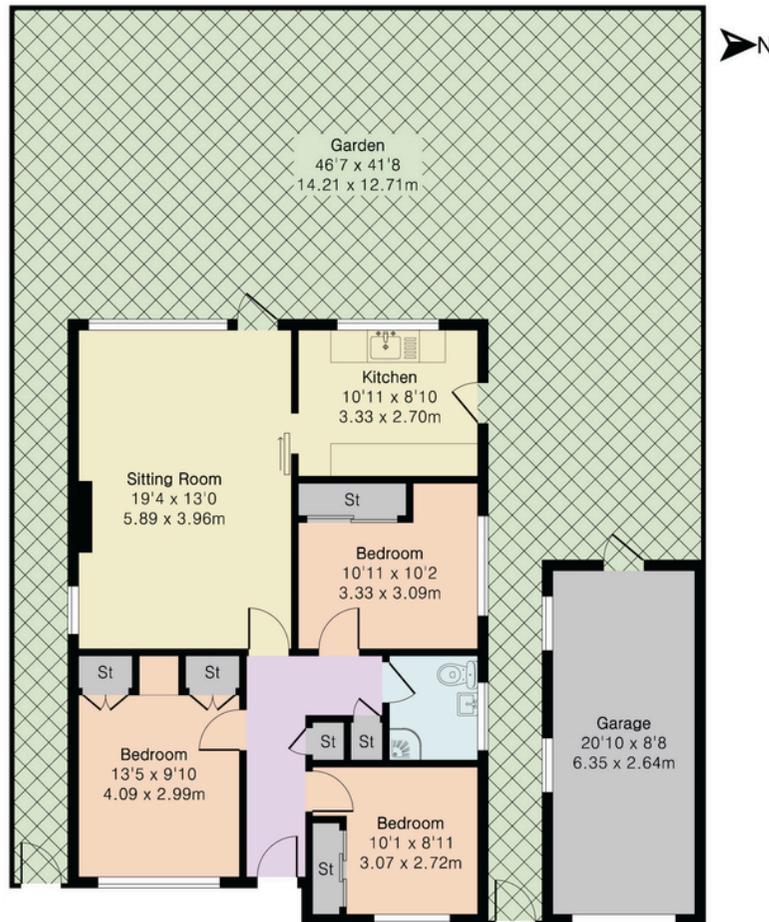
The Location

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. 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 830 sq ft - 77 sq m
(Excluding Garage)**

Garage Area 180 sq ft – 17 sq m



Ground Floor

Garage

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.

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