4 Columbia Way, Grove

£260,000

Waymark

4 Columbia Way

Grove, Wantage

This well balanced two bedroom terraced home is situated in the popular Grove location, close to a wide range of amenities including shops, schools, and transport links. The home has been improved and is offered with a complete chain, making it an ideal choice for those looking for a smooth and efficient purchase process.

Upon entering, you are welcomed by a useful entrance hall that leads into a large living and dining room, providing ample space for relaxing and entertaining guests. The beautifully re-fitted kitchen and breakfast room is a true highlight of the home, featuring modern cabinetry and wooden worktops. Upstairs, you will find two generous bedrooms, each offering comfortable accommodation and plenty of natural light. The stunning re-fitted family bathroom is finished to a contemporary standard, with stylish tiling, a modern suite, and thoughtful touches that add a sense of luxury.

Outside, the property benefits from an enclosed rear garden and a garage located in a block to the rear, providing secure parking or useful additional storage.

Material Information: The property is freehold and connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor and variable in-home for EE. Good outdoor for Vodafone. Variable outdoor for O2 & Three according to https://checker.ofcom.org.uk/ Please check as mobile networks may wary. Broadband - Standard & Ultrafast available.

4 Columbia Way

Grove, Wantage

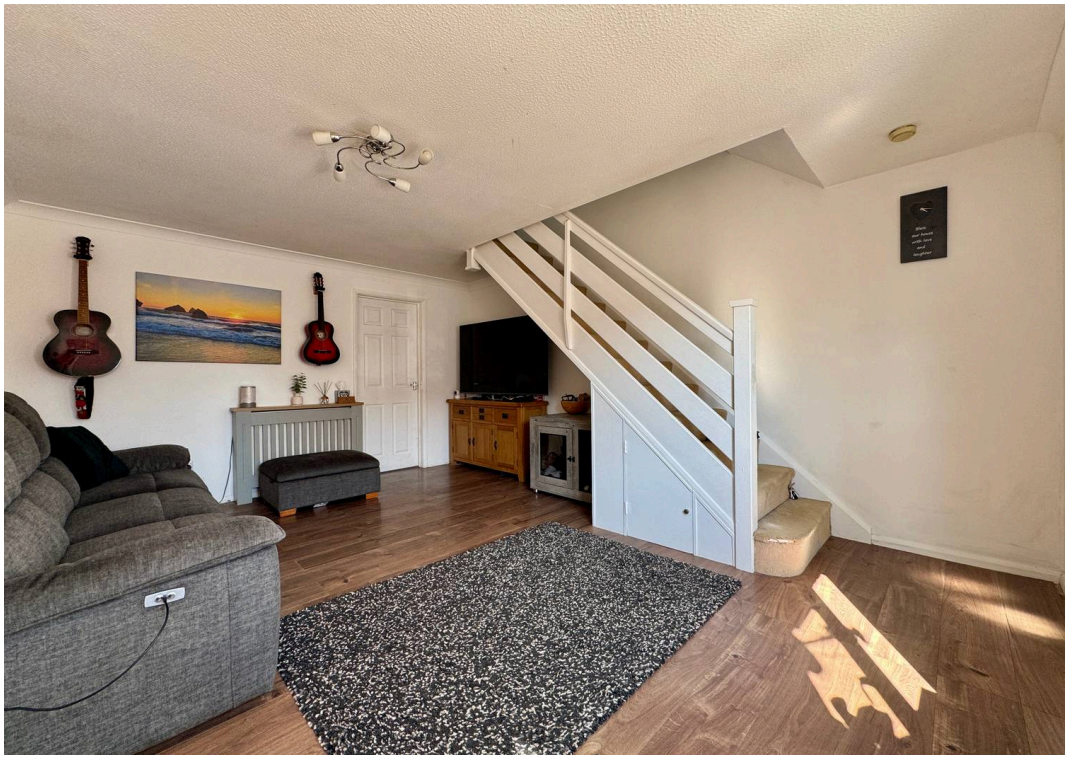
Grove is a large village conveniently located just outside the popular market town of Wantage in the heart of the Vale of White Horse. The village enjoys a wide range of local amenities suitable for everyday needs. There are excellent transport links offering easy access to Wantage (c.1.5 miles), Faringdon (c.10 miles), Oxford (c.15 miles), A34 and A420. Local schooling includes both Millbrook and Grove Church of England primary schools. St Alfred's is the local secondary school and is located in Wantage. Didcot Parkway railway station with fast links to London Paddington (37 minutes) is located just 9 miles away.
Council Tax band: C

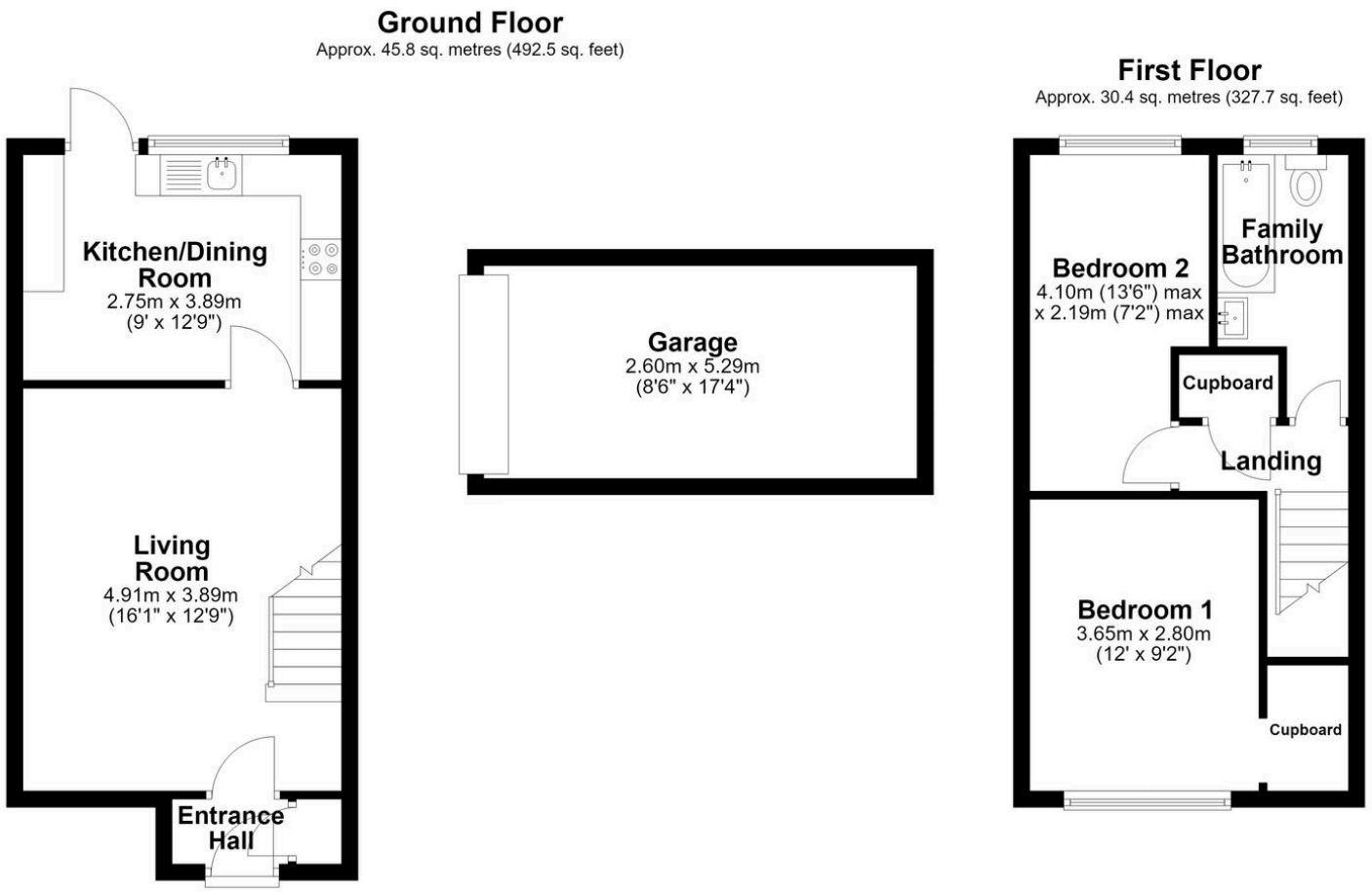
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Well Balanced Two Bedroom Terraced Home
- Complete Chain - Viewing Highly Advised
- Beautifully Re-Fitted Kitchen/Breakfast Room
- Large Living/Dining Room
- Stunning Re-Fitted Family Bathroom
- Garage In A Block To The Rear
- Popular Grove Location, Close To Amenities





Total area: approx. 76.2 sq. metres (820.3 sq. feet)

This floor paln is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Wantage

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