



30 Liberator Lane, Wantage, OX12 0FW

Guide Price £325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented three-bedroom semi-detached townhouse with ample parking situated on this popular new development within Grove.

The accommodation comprises entrance hall leading into the spacious sitting room with decorative fireplace. The modern kitchen has built in appliances including oven, hob, and fridge / freezer, a breakfast bar, and French doors to the rear garden.

On the first floor are two double bedrooms and family bathroom. The master bedroom with spacious ensuite shower room and storage cupboards is situated on the second floor.

Outside there is driveway parking and gated access to the rear of the property. The rear garden is mainly laid to lawn with raised borders, patio, greenhouse and storage shed. Other benefits include gas central heating and remaining builders warranty.

Some material information to note: 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

- Three bedroom Townhouse
- Semi detached
- Parking
- Ensuite to Master Bedroom
- Kitchen
- Living Room
- Enclosed rear garden
- Council Tax Band; C, EPC Rating; 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. 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 984 sq ft - 91 sq m
(Excluding Outbuilding)**

Ground Floor Area 367 sq ft – 34 sq m

First Floor Area 349 sq ft – 32 sq m

Second Floor Area 268 sq ft – 25 sq m

Outbuilding Area 124 sq ft – 12 sq m



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