



21 De Vitre Place, Wantage, OX12 0DA
Guide Price £325,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well-presented three-bedroom end-terrace home, offered to the market with the benefit of no onward chain.

The property comprises an entrance hallway, a modern fitted kitchen, and a versatile gym/office space. To the rear of the ground floor is a spacious lounge, complemented by a conservatory that provides direct access to the low-maintenance, east-facing rear garden.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Additional benefits include a small garage ideal for storage, a separate garden shed, and generous off-street parking available on the driveway.

The property is presented in very good condition throughout, and early viewing is highly recommended to fully appreciate the accommodation on offer.

Some material information to note: Freehold property. Gas central heating. 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 all providers. The government portal generally highlights this as a medium 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

- Chain free
- Three bedrooms
- End terrace
- Gym / Office
- Driveway parking for several vehicles
- Good condition throughout
- Conservatory
- Council tax band - C
- EPC - C

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 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.9 miles to London Paddington c.40 minutes.

**Approximate Gross Internal Area 971 sq ft - 90 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 582 sq ft – 54 sq m

First Floor Area 389 sq ft – 36 sq m

Garage Area 42 sq ft – 4 sq m

Outbuilding Area 78 sq ft – 7 sq m



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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