



**7 Allen Close, Grove**

In Excess of **£280,000**

Waymark

## 7 Allen Close

Grove, Wantage

**\*NO ONWARD CHAIN\*** Situated within the highly sought-after Wellington Gate development, this beautifully presented two-bedroom end-terrace home offers stylish and contemporary living, ideal for first-time buyers, investors, or those looking to downsize.

The property welcomes you via an entrance hall with a useful cloakroom, leading into a bright and spacious living room with a feature glazed panel door opening into the stunning kitchen/breakfast room. Thoughtfully designed with modern fittings and space for dining, this area is further enhanced by French doors opening onto the lovely rear garden. Upstairs, there are two well-proportioned double bedrooms, each providing comfortable and inviting accommodation with space for additional furnishings. A modern family bathroom, beautifully finished and now featuring a large walk-in shower, completes the first floor.

Externally, the property benefits from two allocated parking spaces conveniently positioned to the front, adding to the practicality and appeal of this superb home.





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The property has been well maintained throughout and further benefits from wood-effect laminate flooring across both the ground and first floors, enhancing the modern and cohesive feel of the home.

Combining a stylish interior with a practical layout and an excellent location, this turnkey property is perfectly positioned close to local amenities, excellent transport links, and bus routes.

**Material Information** - The property is freehold and connected to mains gas, electricity, water, and drainage, with gas central heating and uPVC double glazing throughout. There will be an estate management fee for the maintenance of the development, however, this is only payable once the development is complete which we believe to be by 2029. **Conservation Area** - No. **Flood risk** - very low according to gov.uk. **Mobile signal** - Good according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. **Broadband** - only FibreNest available on development. Ultrafast available.



## 7 Allen Close

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: B

EPC Environmental Impact Rating: B

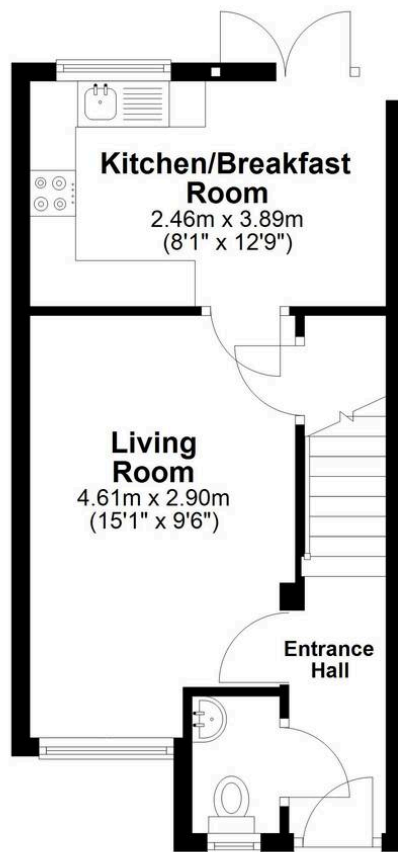
- Very Well Presented Two Bedroom End of Terrace Property
- Spacious Living Room & Beautiful Kitchen/Breakfast Room
- Generous Bedrooms
- Beautifully Landscaped Garden With Pergola
- Two Allocated Parking Spaces To The Front of The Property
- Popular & Convenient Wellington Gate Development





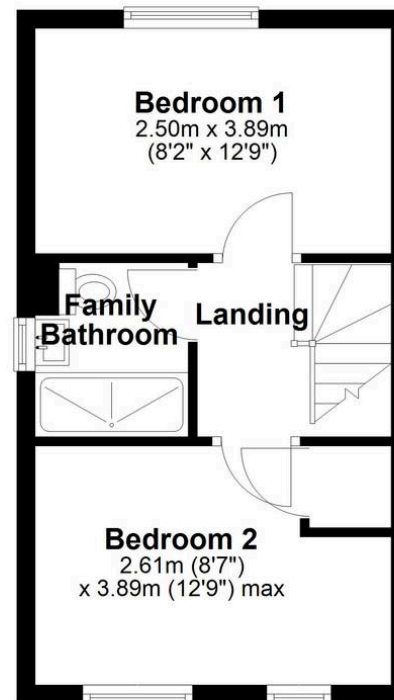
## Ground Floor

Approx. 30.1 sq. metres (324.0 sq. feet)



## First Floor

Approx. 28.0 sq. metres (301.9 sq. feet)



Total area: approx. 58.1 sq. metres (625.9 sq. feet)

This floor plan 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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Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan - Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for an error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.