12 Vale Avenue, Wantage, OX12 7LU

£370,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS

The Property

A rarely available three-bedroom detached bungalow, offered to the market with no onward chain and situated in a sought-after area of Grove, within walking distance of local shops and amenities.

The property is approached via a block-paved front garden and benefits from a spacious entrance hall providing access to the three good-sized bedrooms and family bathroom, which is fitted with a corner shower.

The bright and airy sitting/dining room features an attractive fireplace with gas fire and parquet flooring, with patio doors opening onto the rear garden. The room leads through to the kitchen, which offers a range of base and eye-level units together with space for freestanding appliances.

The south-facing L-shaped rear garden is mainly laid to lawn and complemented by mature shrub borders and a patio area, providing a pleasant and private outdoor space. At the end of the garden is the garage, with parking available in front.

The property further benefits from no onward chain, making this an excellent opportunity for buyers looking for a detached bungalow in a convenient Grove location.

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 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, buyers must take their own advice.

Key Features

- No onward chain
- Detached bungalow
- Three bedrooms
- Driveway parking
- South facing rear garden
- Family shower room
- Council Tax Band; D, EPC Rating; 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. There is an excellent bus service to Wantage, Oxford and Didcot. 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 885 sq ft - 82 sq m
(Excluding Garage & Outbuilding)
Garage Area 153 sq ft – 14 sq m
Outbuilding Area 95 sq ft – 9 sq m

PINKPLAN

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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Wantage Office
15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444
E wantage@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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