

28 Whitworth Way, Wantage, OX12 0NZ

Offers In Excess Of £325,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

An attractive three-bedroom semi detached house with a good sized rear garden situated on the popular Wellington Gate development. This property is offered for sale with the added benefit of a complete onward chain.

The accommodation comprises an entrance hall with stairs rising to the first floor, a dual-aspect sitting room, cloakroom and an open-plan kitchen/dining room. The kitchen is fitted with a range of base and eye-level units, complemented by integrated appliances including a dishwasher, fridge/freezer, oven, hob and extractor hood. The dining area enjoys views over the rear garden and provides access via patio doors.

The first floor comprises three bedrooms and a family bathroom. The principal bedroom benefits from an en-suite shower room and a built-in cupboard.

The south-easterly facing rear garden is mainly laid to lawn, complemented by a large patio area. To the side the property benefits from off-street parking for two vehicles, alongside a lawned area.

Some material information to note: Freehold property. Mains gas, water, electrics and drains. Ofcom checker indicates standard and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most providers. The government portal generally highlights this as a very low flood risk area. We are not aware of any planning permissions in place which would negatively affect the property.







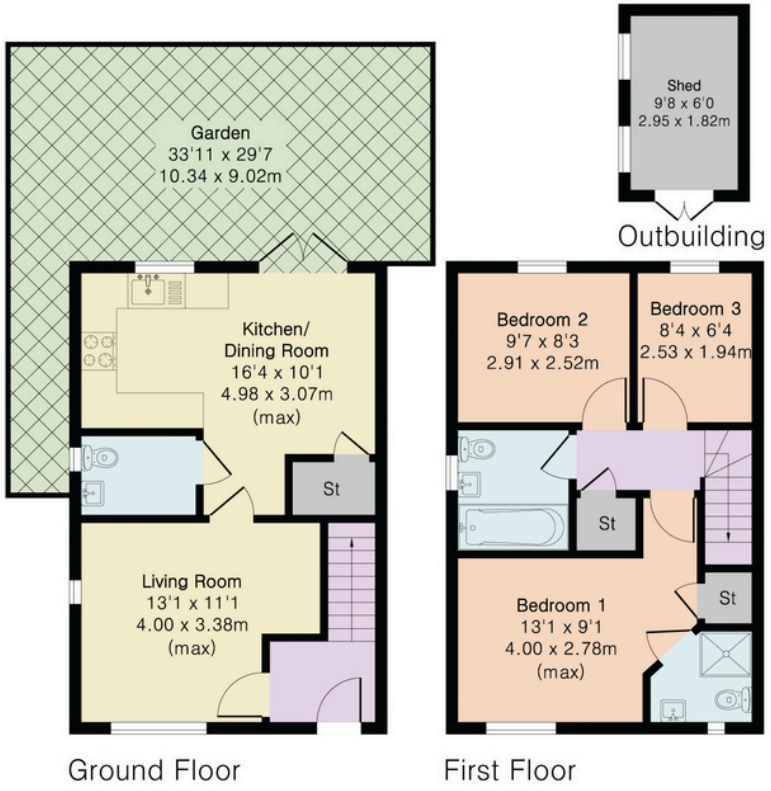
Key Features

- Three bedroom semi detached
- Sitting room
- Kitchen / diner
- Cloakroom
- Ensite to master bedroom
- Family bathroom
- Rear garden
- Driveway parking
- Council tax band: C, EPC: 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. 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 816 sq ft - 76 sq m
(Excluding Outbuilding)
Ground Floor Area 408 sq ft – 38 sq m
First Floor Area 408 sq ft – 38 sq m
Outbuilding Area 58 sq ft – 5 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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