



11 Howard Avenue, Wantage, OX12 7PS

Guide Price £380,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended detached three-bedroom home located in a quiet street within the sought-after Old Grove area, offered with no onward chain and conveniently close to local shops and amenities. The property offers well-proportioned accommodation throughout, comprising an entrance hall with useful storage cupboard, and a fitted kitchen/breakfast room featuring a range of base and eye-level units, with side access to the garage. The spacious extended living/dining room benefits from a feature fireplace, patio doors opening onto the rear garden, and access to a versatile second reception room, ideal as a study, playroom, or additional sitting room. Upstairs, there are three generously sized bedrooms and a family shower room. Externally, the property enjoys a generous front garden mainly laid to lawn, alongside a driveway providing off-road parking for two to three vehicles, leading to a large garage. The enclosed rear garden is predominantly laid to lawn with a patio seating area and gated side access to the front of the property. While the property would benefit from some modernisation, it presents purchasers with an excellent opportunity to update and personalise the home to their own taste and style. Viewings are highly recommended.

Some material information to note: Freehold property. Gas central heating. Mains water, electrics and drains. Ofcom checker indicates superfast 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. 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
- Detached
- Three bedrooms
- Off street parking for several vehicles
- Garage
- Kitchen / breakfast room
- Council tax band - D
- EPC - C

The Location

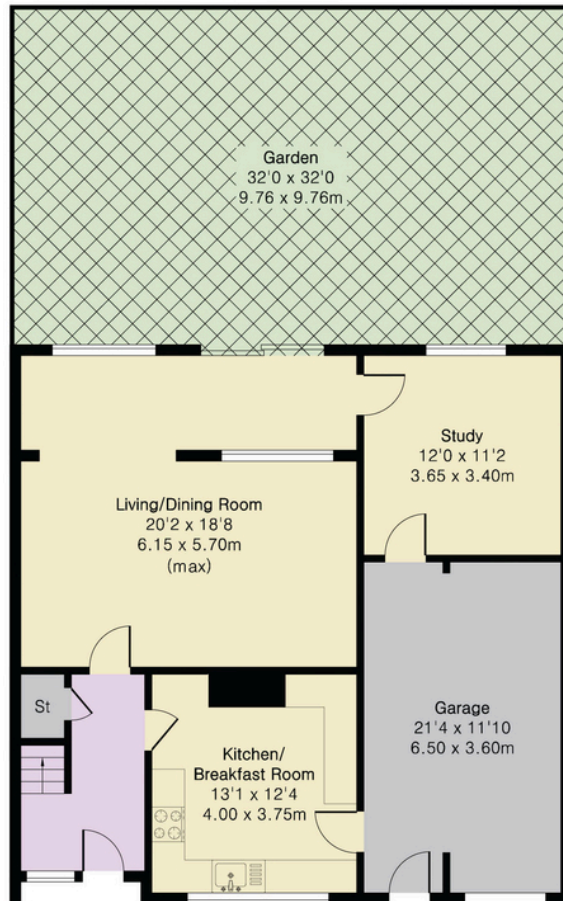
Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook, St Johns and Grove C of E primary schools, local park, two public houses and a parade of shops on Main Street with a further small precinct in Savile Way. Located 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. 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.



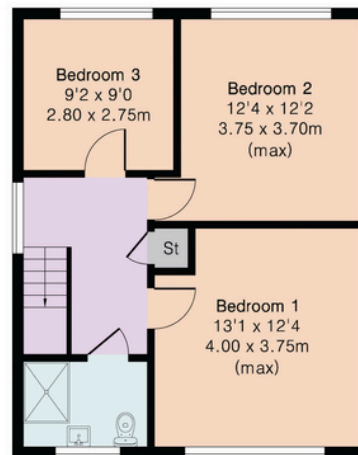
**Approximate Gross Internal Area 1553 sq ft - 144 sq m
(Including Garage)**

Ground Floor Area 1035 sq ft – 96 sq m

First Floor Area 518 sq ft – 48 sq m



Ground Floor



First Floor

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.

Wantage Office

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

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS