

Grove Terrace, West Hagbourne, OX11 0NL

£395,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

A rarely available three bedroom mature semi detached house offering extended accommodation in a slightly elevated non estate location within this pretty village together with an impressive 160 ft (50 m) garden with driveway parking to the rear. Offered for sale chain free.

Dating from the late 1960s this well presented property features a useful utility room and cloakroom, double glazed replacement windows, and oil central heating. The garden is a particular feature and includes vehicular access to the rear approached via Moor Lane giving ample scope for a large garage/workshop if desired subject to the necessary consents.

Material Information

This property has oil Central heating. This property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard and Ultrafast Broadband are available at this property (checker.ofcom.org.uk) Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. The government portal generally highlights this as a very low risk/unlikely address for flooding. If you require further information regarding covenants, boundaries, restrictions and charges these can be provided upon request. Properties built or renovated pre-1999 may contain asbestos in certain building materials. These are generally considered safe unless disturbed but prospective buyers must take their own advice.







Key Features

- Three bedrooms.
- Sitting room with wood burner
- Dining room opening to fitted kitchen
- Separate utility room
- Ground floor cloakroom
- Impressive 160 foot garden
- Driveway with scope for double garage/workshop
- Oil central heating
- Double glaze replacement windows
- Council Tax Band: D







The Location

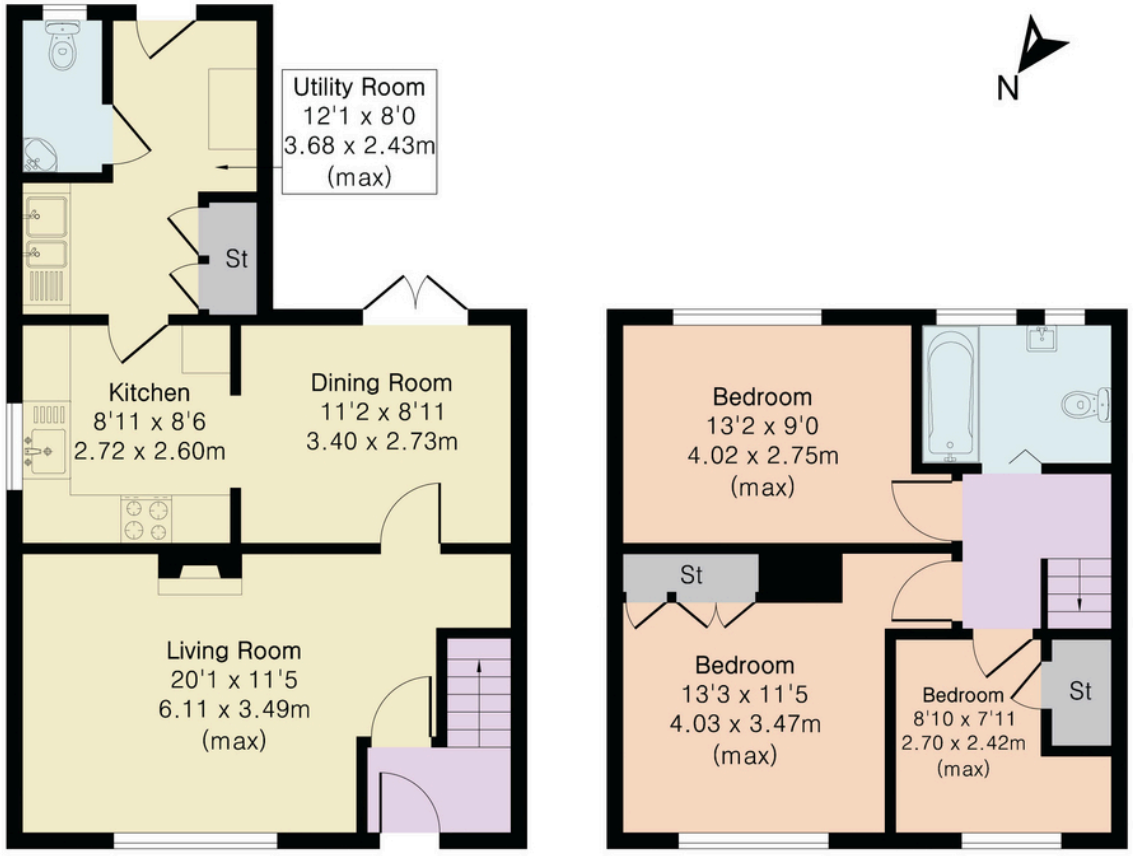
West Hagbourne is a pretty village lying just 2.5 miles to the south of Didcot. There is a nursery and pre school in the village with a primary school ,Village pub, community shop and Church at neighbouring East Hagbourne.

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington approx. 40 minutes.

Approximate Gross Internal Area 956 sq ft - 89 sq m

Ground Floor Area 538 sq ft – 50 sq m

First Floor Area 418 sq ft – 39 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.

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