



20 Wick Green, Wantage, OX12 0AS

Guide Price £350,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A spacious three-bedroom semi detached home, located within this sought-after area of Grove, just a short walk from local shops, schools, and other amenities.

The property comprises an entrance hall, complete with useful storage. The ground floor also offers a well-appointed kitchen/dining room, a separate sitting room, and a bright conservatory with doors opening onto a generous west-facing rear garden. Additional benefits include a utility area and two further storage cupboards.

Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom.

Further benefits include a complete onward chain and an exceptionally spacious front garden.

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 most 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. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





## Key Features

- Complete onward chain
- Semi detached
- Large west facing garden
- Three bedrooms
- Conservatory
- Family bathroom
- Council tax band - C
- EPC - C

## The Location

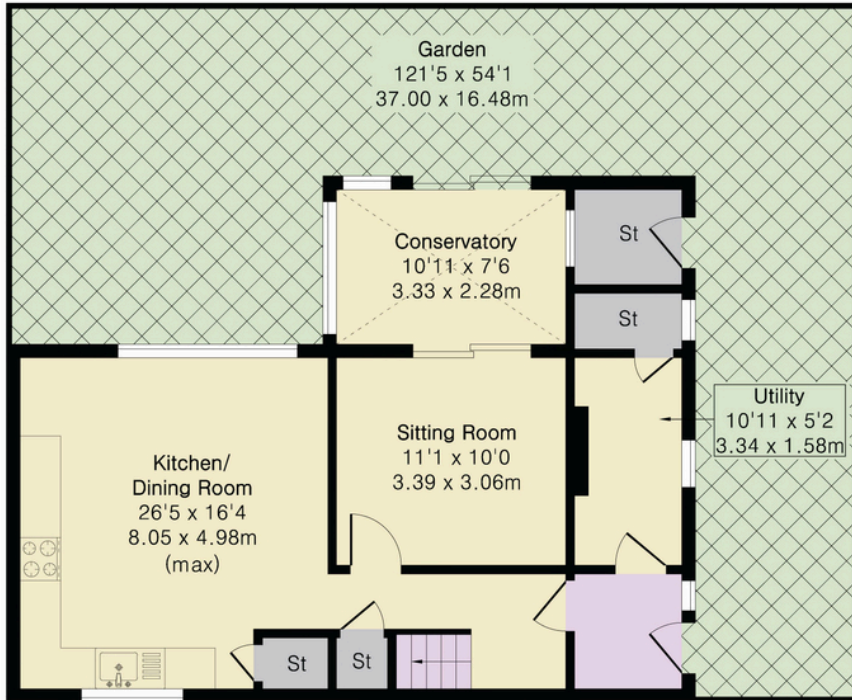
Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook, St Johns and Grove C of E primary schools, local park, two public houses and a parade of shops on Main Street with a further small precinct in Savile Way. Located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



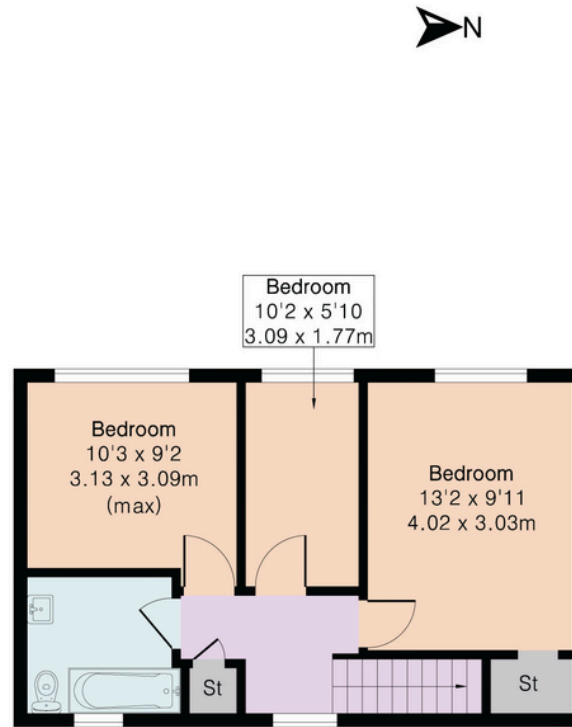
# Approximate Gross Internal Area 1071 sq ft - 99 sq m

Ground Floor Area 648 sq ft – 60 sq m

First Floor Area 423 sq ft – 39 sq m



Ground Floor



First Floor



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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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