

37 Arnold Way, Grove, Wantage, OX12 0GT

Offers In Excess Of £265,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS







The Property

An ideally located two-bedroom semi-detached property with two allocated parking spaces, situated on the popular Wellington Gate development.

The ground floor offers a well-balanced layout, featuring a welcoming reception room positioned at the front of the property, providing a comfortable space for relaxation or entertaining. To the rear a good sized kitchen/diner, with direct access to a south-facing garden, enjoying an abundance of natural sunlight throughout the day. The ground floor is further complemented by a convenient downstairs cloakroom, along with a useful storage cupboard, enhancing practicality and functionality.

To the first floor, the property comprises two well-proportioned bedrooms, plus a modern family bathroom serves this level, fitted with essential fixtures to meet everyday needs.

The property is less than 10 years old, offering the advantages of a modern build with contemporary finishes and energy efficiency. It further benefits from two allocated parking spaces, providing convenient and secure off-road parking.

Some material information to note: Freehold property. Mains gas, water, electrics and drains. Ofcom checker indicates standard 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 within this postcode. We are not aware of any planning permissions in place which would negatively affect the property.







Key Features

- Semi detached house
- Two bedrooms
- Two allocated parking spaces
- South facing garden
- Downstairs cloakroom
- Kitchen / Diner
- Family bathroom
- EPC - B
- Council tax band - C

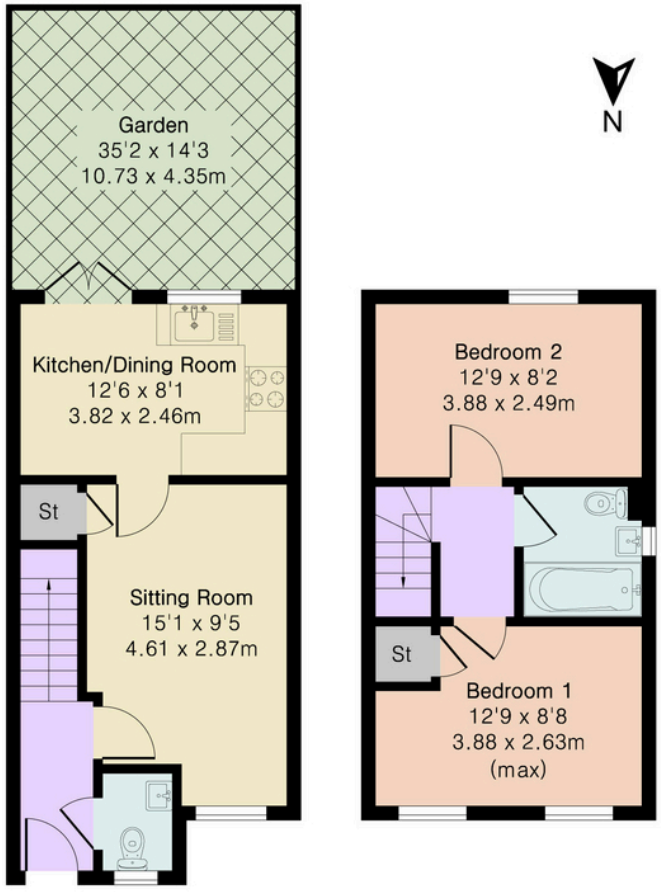
The Location

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. 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 614 sq ft - 58 sq m

Ground Floor Area 318 sq ft – 30 sq m

First Floor Area 296 sq ft – 28 sq m



PINK PLAN

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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