

3 Mallard Way, Wantage, OX12 0QG

Offers In Excess Of £285,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS







The Property

Mallard Way is a three bedroom semi detached family home well situated on a quiet cul-de-sac, close to local amenities.

Upon entering the property, you are welcomed by a entrance hall with the added benefit of useful storage. To the right is a generously proportioned living and dining room, French doors to the rear open into a delightful conservatory, creating an additional reception area with views over the garden. The ground floor is further complemented by a well-appointed, separate fitted kitchen, offering ample worktop and storage space.

The first floor comprises three well-proportioned bedrooms, completing the upstairs is a modern family bathroom.

Further benefits include a generous private rear garden, plus a garage offering secure parking or additional storage.

Some material information to note: Freehold property. Gas central heating. Mains water, electrics & drains. Ofcom checker indicates 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 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

- Semi detached
- Three bedrooms
- Conservatory
- Living / Dining room
- Separate kitchen
- Private rear garden
- Garage
- 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 every day facilities including Millbrook and Grove Church of England primary schools local park two public houses and a parade of shops on Main Street with a further small precinct in Saville 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 nearby Wantage together offer a broad range of shopping leisure and sporting facilities. It is also well served by communications with 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.9 miles) offering a fast service to London Paddington c. 40 minutes.

Approximate Gross Internal Area 947 sq ft - 88 sq m
(Excluding Garage)
Ground Floor Area 542 sq ft – 50 sq m
First Floor Area 405 sq ft – 38 sq m
Garage Area 136 sq ft – 13 sq m



PINKPLAN

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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