



8 Meadow Close, Wantage, OX12 7NN

Guide Price £400,000 Freehold

THOMAS
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SALES LETTINGS



The Property

Meadow Close is a three bedroom detached bungalow with the benefit of no onward chain situated in a quiet position in popular 'Old Grove' close to local shops and amenities.

This property is in need of some modernisation and comprises entrance hall, three well-proportioned bedrooms, and a family bathroom.

To the rear of the property is an extended, spacious lounge with doors opening onto the private garden, there is also a separate kitchen, offering scope for redesign and improvement to suit a buyer's individual taste and requirements.

Further benefits include ample driveway parking, a carport, a generously sized garage with power and lighting, a separate workshop, a greenhouse, and an additional garden shed.

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 all 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

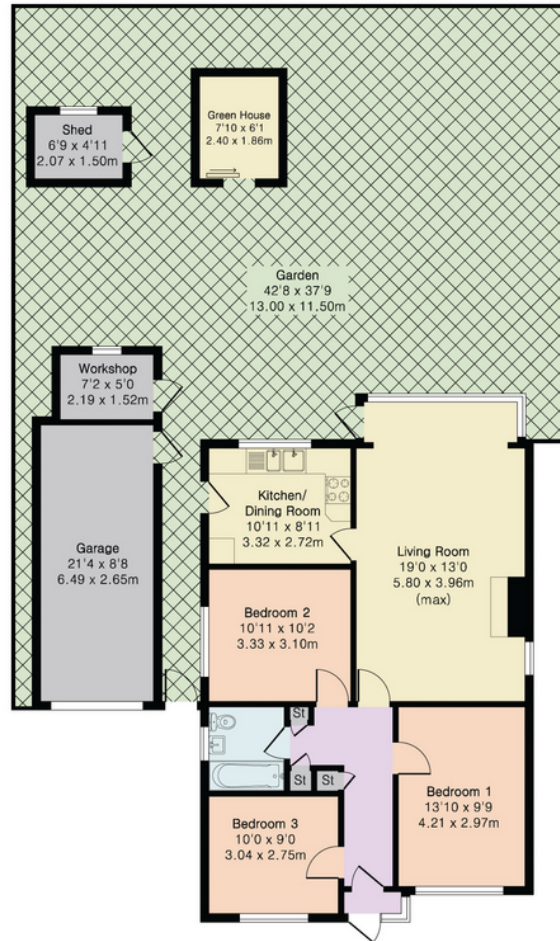
- No onward chain
- Detached bungalow
- Three bedrooms
- Garage
- Carport
- Driveway parking
- Family bathroom
- Council tax band - D
- EPC - D

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 895 sq ft - 83 sq m
(Excluding Garage & Outbuilding)
 Garage Area 224 sq ft – 21 sq m
 Outbuilding Area 81 sq ft – 8 sq m



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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