

GREEN &
CO



£400,000 8 Vale Avenue, Grove, Wantage, Oxfordshire, OX12 7LU, UK

Freehold



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£400,000 Vale Avenue, Grove

Council Tax Band D

Smartly presented and well-maintained three-bedroom angled semi-detached bungalow situated in a desirable residential area and conveniently positioned for local amenities, including a nearby comprehensive shopping centre. The property offers spacious and versatile accommodation, featuring a generous sitting room leading to a bright conservatory and a pleasant west-facing rear garden. The accommodation comprises an entrance hall, a spacious sitting room with access to the conservatory, a refitted kitchen, three good-sized bedrooms and a modern shower room. Outside, the property benefits from a well-stocked rear garden with a pathway leading to a garage with an electric up-and-over door, along with off-road parking immediately in front. Further benefits include gas-fired central heating and uPVC double glazing throughout. The property is offered to the market with the added benefit of no onward chain, making it an ideal purchase for buyers seeking a straightforward move.

what3words. w3w.co/megawatt.attends.wiggling.

Utilities. Connected to all main services.

Heating Type. Gas-fired central heating to radiators.

Location. The village of Grove lays approx.13 miles south-west of Oxford where the Thames Valley meets the Berkshire Downs and is well situated for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus the rail links in Oxford, Didcot, and Swindon. Its favoured position gives the village a peaceful aspect and it stands amid traditional farming areas. Despite this, Grove has grown, in post-war years, from a small, self-sufficient hamlet to a thriving modern community with shops and schools to meet the needs of its newcomers. The extensive acreage given over to



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housing is designed for ease of access to the modern schools in comparative safety, along with a network of walkways, only seldom needing to cross roads or encounter traffic. With more comprehensive facilities available in nearby Wantage, Grove offers much more than the average village.

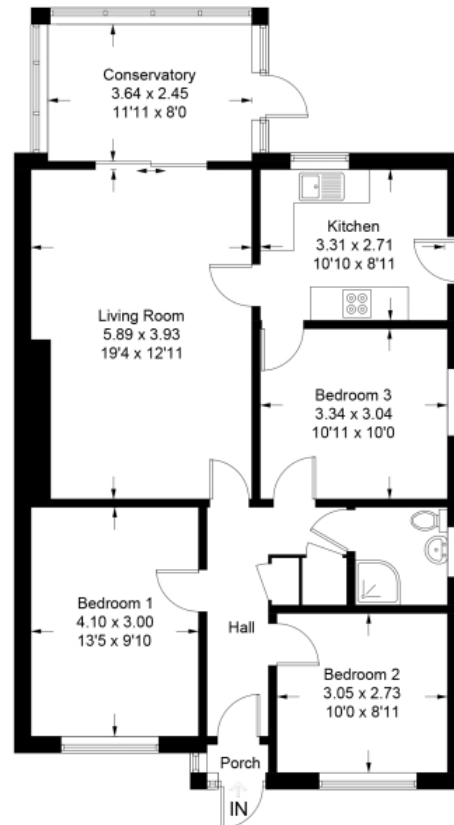




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Approximate Gross Internal Area = 87.0 sq m / 936 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>.

SDLT. For Stamp Duty Land Tax calculations, visit <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Flood Risk. To check the long-term flood risk for this property, visit <https://www.gov.uk/check-long-term-flood-risk>.

Planning. To see any planning applications that may affect this property, visit <https://www.gov.uk/search-register-planning-decisions>.

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