



15 Linden Crescent, Wantage, OX12 7NB
Guide Price £415,000 Freehold

THOMAS
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SALES LETTINGS



The Property

An extended 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.

The property comprises an entrance hall, a generous master bedroom with en-suite facilities, two additional bedrooms, and a family bathroom. To the rear, the property benefits from an extended living room and a good-sized separate kitchen/diner, ideal for family living. A cloakroom provides additional convenience.

Externally, the property enjoys a well-established rear garden, a garage and separate store, together with ample off-street parking provided by the driveway.

While the property would benefit from some modernisation, it presents purchasers with an excellent opportunity to update and personalise the home to their own taste and style.

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 medium 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

- Chain free
- Detached bungalow
- Three bedrooms
- Ensuite to master bedroom
- Family bathroom
- Kitchen / dining room
- Off road parking for several vehicles
- Garage
- Council tax band - E
- EPC: E

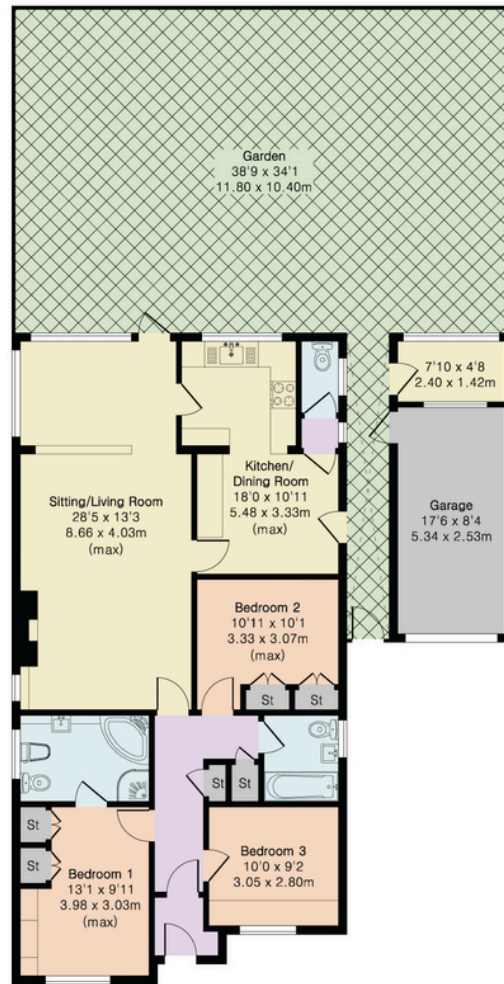
The Location

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 1161 sq ft - 108 sq m
(Excluding Garage)

Garage Area 188 sq ft - 17 sq m



Ground Floor



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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