



17 Newlands Drive, Wantage, OX12 0NY
£280,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



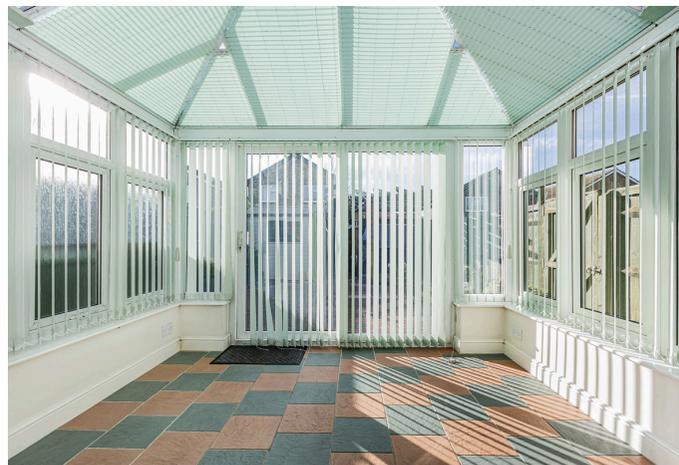
The Property

A well presented three bedroom semi detached property with no onward chain situated in a popular area of Grove, close to primary school and local amenities.

Approached by a paved front garden, covered porch and storage area, the property comprises an entrance hall with stairs to the first floor and access to the ground floor rooms. The kitchen has a range of base and eye level units with integrated hob, oven, extractor and plumbing for a washing machine. The bright and airy sitting/dining room is flooded with natural light, and has double doors leading into the conservatory with sliding doors to the rear garden. To the first floor are three good sized bedrooms and a family bathroom with modified walk-in shower.

The rear garden is mainly block paved with an ornamental border of shrubs and flowers, large decked patio area with pergola and shed, and side access gate. The property also benefits from a garage in a nearby block.

Some material information to note: Freehold property. Gas central heating. Mains water, 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 most major providers. The government portal generally highlights this as a 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.



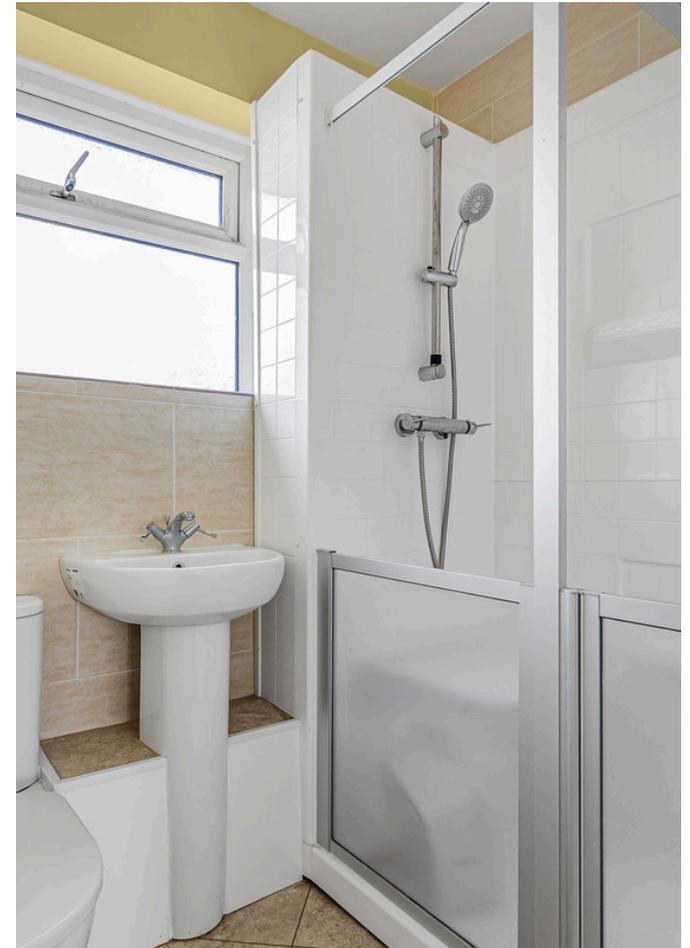


Key Features

- No onward chain
- Semi detached
- Three bedrooms
- Kitchen
- Sitting / Dining room
- Conservatory
- Bathroom
- Garage in nearby block
- Council Tax Band; C, EPC Rating; 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. There is an excellent bus service to Wantage, Oxford and Didcot. 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 869 sq ft - 81 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 486 sq ft – 45 sq m

First Floor Area 383 sq ft – 36 sq m

Garage Area 134 sq ft – 12 sq m

Outbuilding Area 42 sq ft – 4 sq m



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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