



70 Kingside, Grove, Wantage, OX12 7FB  
£310,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A stunning two-bedroom end-of-terrace home, built by Bellway Homes, offering beautifully presented accommodation throughout, together with a garage and allocated parking to the rear.

The property is situated on a popular modern development, conveniently located close to local facilities and amenities. The immaculately presented accommodation comprises an entrance hall, cloakroom, and a contemporary kitchen fitted with a range of eye and base-level units incorporating a selection of integrated appliances. To the rear of the property is a spacious open-plan living/dining room with French doors opening onto the rear garden.

On the first floor, the generous master bedroom overlooks the rear garden and benefits from a large fitted wardrobe. There is a further double bedroom and a family bathroom featuring both a separate shower and a bath.

Outside, the enclosed rear garden is mainly laid to lawn with a patio seating area, attractive walled borders, and gated side access leading to the garage. The garage offers useful overhead storage, with an allocated parking space positioned directly in front.

Some material information to note: Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major 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.





## Key Features

- Garage & parking
- Immaculately presented
- Two Double bedrooms with fitted storage
- Sitting / dining room
- Remainder of 10 year warranty
- Cloakroom
- Enclosed rear garden
- EPC rating: B, Council tax band: 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 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 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 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.9miles) offering a fast service to London Paddington c.40 minutes.

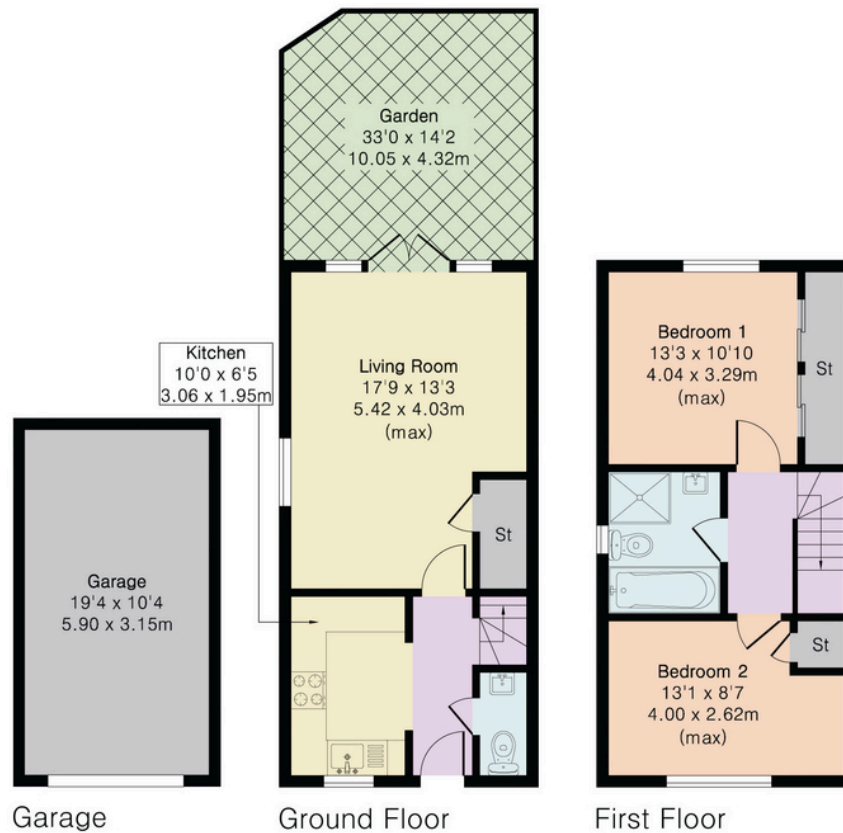


**Approximate Gross Internal Area 746 sq ft - 70 sq m  
(Excluding Garage)**

Ground Floor Area 373 sq ft – 35 sq m

First Floor Area 373 sq ft – 35 sq m

Garage Area 200 sq ft – 19 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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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