GREEN & CO



£295,000 28 Nobles Close, Grove, Wantage, Oxfordshire, OX12 0NR, UK Freehold


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£295,000 Nobles Close, Grove

Council Tax Band C

Set in a highly sought-after cul-de-sac overlooking an attractive residential green, this extended two-bedroom, two-reception-room, end-terrace home is offered for sale with no onward chain and benefits from a garage in a nearby block, together with allocated parking. The property offers spacious and versatile accommodation, featuring two reception rooms and a generously proportioned kitchen, providing excellent space for both everyday living and entertaining. Upstairs, there are two well-sized bedrooms served by a family bathroom. Outside, the home enjoys attractive gardens to both the front and rear, completing this appealing property in a desirable residential setting. The vendor informs us that it would be a relatively easy possibility to extend over the ground floor extension to make a third bedroom. The foundations are sufficient.

what3words. w3w.co/whistle.chestnuts.bond.

Utilities. All mains services connected.

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 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







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traffic. With more comprehensive facilities available in nearby Wantage, Grove offers much more than the average village.

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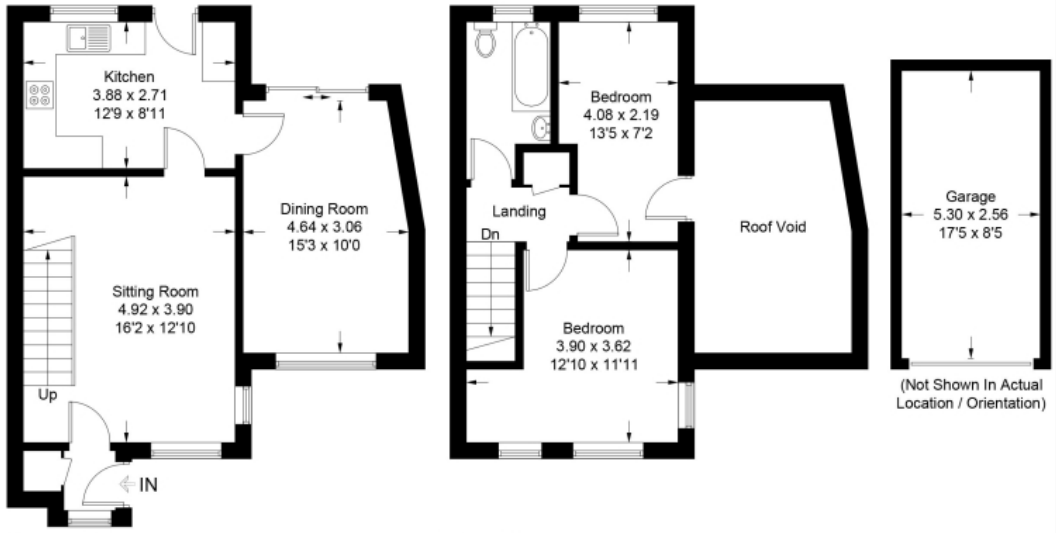





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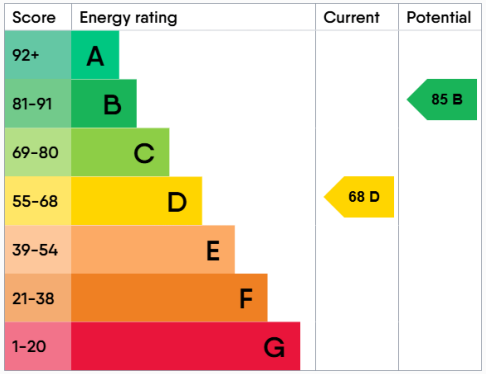
Approximate Gross Internal Area = 77.4 sq m / 833 sq ft
Garage = 13.5 sq m / 145 sq ft
Total = 90.9 sq m / 978 sq ft



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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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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