



23 Albermarle Drive, Wantage, OX12 0NB

£250,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A well presented three bedroom mid terrace property situated in a quiet cul de sac location close to local amenities and bus routes.

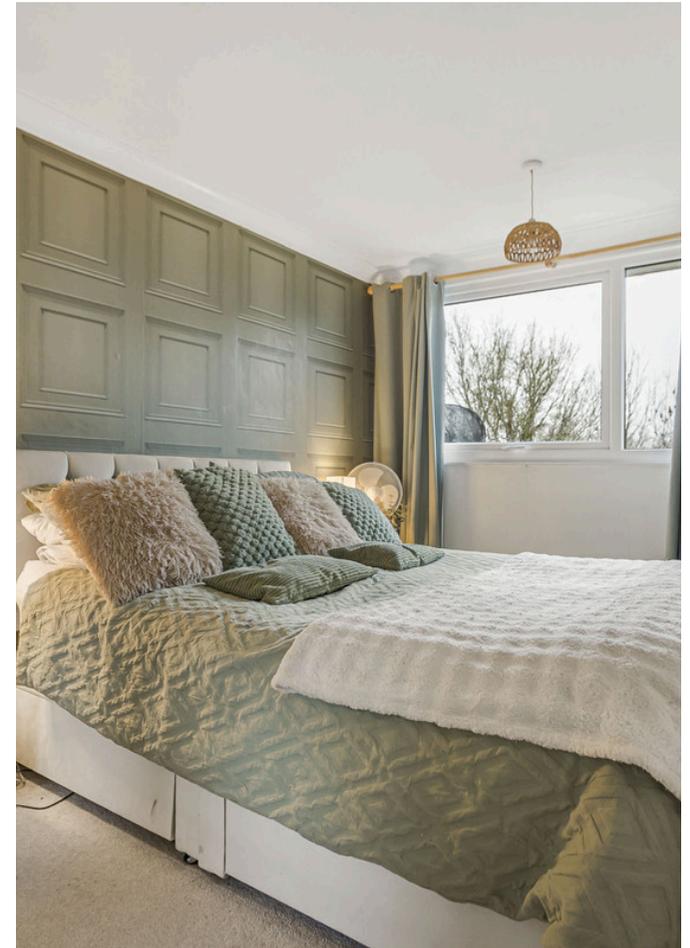
The accommodation comprises a porch with cloakroom, and entrance hall leading to a spacious sitting / dining room with front aspect window. The good sized kitchen has ample units with a built in hob, double oven and extractor, and a door leading to the rear garden.

To the first floor two double bedrooms, one with built-in storage, third single bedroom and a family bathroom with a shower over a full size bath.

Outside, the enclosed rear garden is laid to lawn with a patio, and a rear access gate with an extra parking space created from a small section of garden.

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 most 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

- Three bedroom terraced house
- Large living / dining room
- Kitchen with built in double oven and hob
- Private rear garden
- Family bathroom
- Garage in a block
- Allocated parking space
- Council Tax band: C
- Epc rating: C

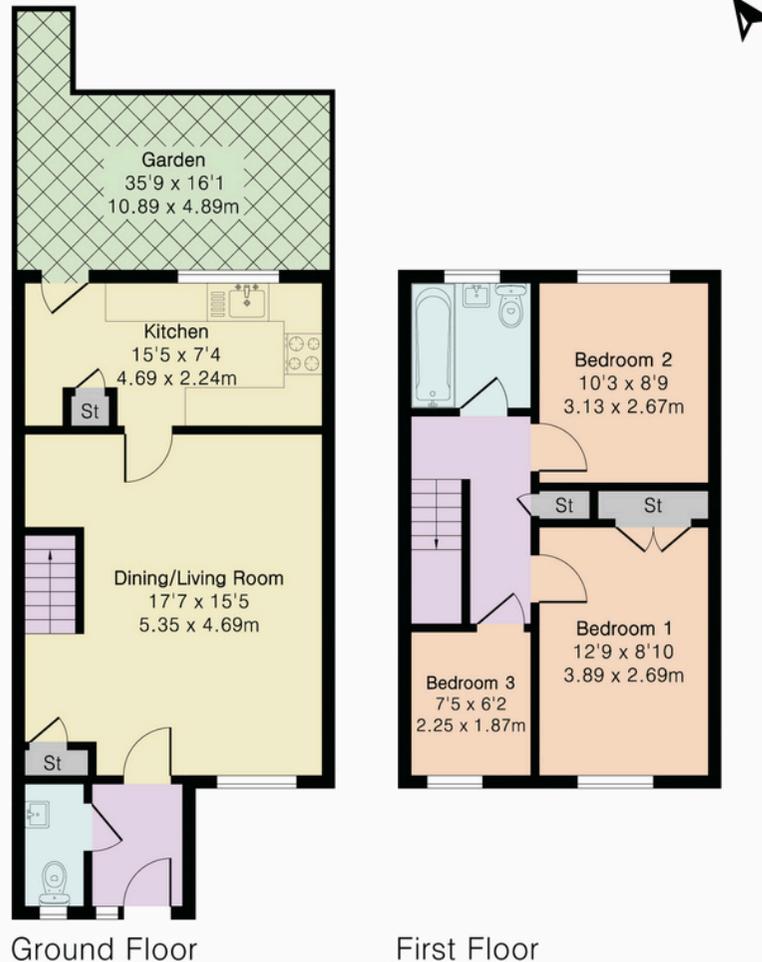
## The Location

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 835 sq ft - 77 sq m

Ground Floor Area 445 sq ft – 41 sq m

First Floor Area 390 sq ft – 36 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.

### Wantage Office

15 Millbrook Square, Grove, Wantage  
Oxfordshire, OX12 7JZ

T 01235 764 444

E [wantage@thomasmerrifield.co.uk](mailto:wantage@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)



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