

30 North Drive, Wantage, OX12 7PN

Guide Price £315,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS







The Property

Coming to the market for the first time in over 30 years, this three-bedroom semi-detached home is situated on North Drive in the sought-after area of Grove, the property is offered for sale with the added benefit of no onward chain.

The property comprises an entrance hallway leading through to a good-sized living room, featuring patio doors that open out onto the private, south-facing rear garden. Completing the ground floor is a separate kitchen, offering ample space for dining, along with a useful utility room.
To the first floor are three well-proportioned bedrooms along with a family bathroom.
Further benefits include a separate parcel of land situated beyond the rear garden, offering the potential to create a dedicated parking space. The property also benefits from air conditioning and solar panels. Although the house would benefit from some modernisation, it presents an excellent opportunity for a buyer to put their own stamp on the property and create a home tailored to their own tastes and requirements.
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 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. 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.







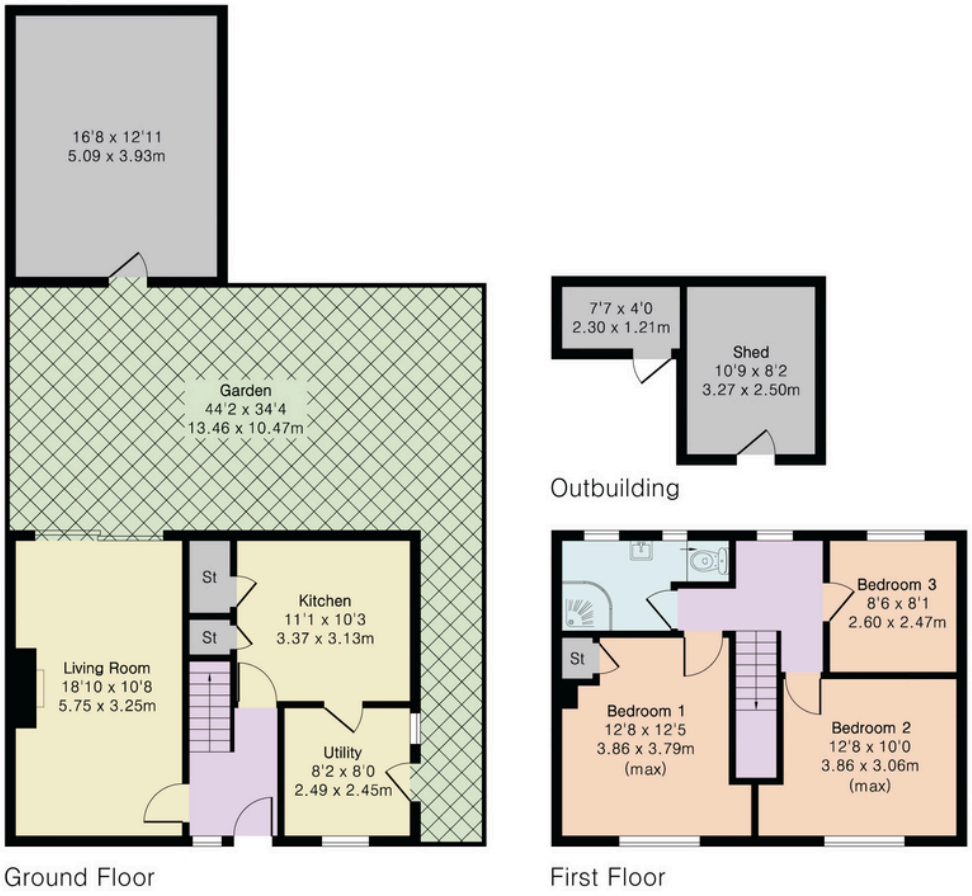
Key Features

- No onward chain
- Semi detached
- Three bedrooms
- South facing garden
- Utility
- Solar panels
- Air conditioning
- EPC: D
- 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, 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 950 sq ft - 88 sq m
(Excluding Outbuilding)
Ground Floor Area 475 sq ft – 44 sq m
First Floor Area 475 sq ft – 44 sq m
Outbuilding Area 335 sq ft – 31 sq m



PINKPLAN

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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