



29 Kennet Close, Wantage, OX12 0NJ
£300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautiful and significantly improved three-bedroom terraced property, ideally situated in this popular area of Grove, close to a range of local shops and amenities.

This impressive property comprises an entrance hall with useful storage cupboard and leads into a spacious open-plan modern kitchen/sitting room with feature fireplace and bi-fold doors opening onto the rear garden, creating a bright and sociable living space. The stylish kitchen is fitted with a range of contemporary units, complemented by a breakfast bar and integrated appliances. The garage has been partially converted to provide a useful utility room and separate downstairs cloakroom. The remaining front section of the garage offers valuable additional storage space.

To the first floor are three well-proportioned bedrooms, two of which benefit from built-in wardrobes and modern family bathroom fitted with a shower over the bath. Outside, the rear garden has been thoughtfully improved and offers two patio areas, an artificial lawn, useful garden shed and rear access gate. To the front of the property is a private driveway providing off-road parking for two vehicles.



Some material information to note: Freehold house. Gas central heating. Mains water, electrics and 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 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. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



Key Features

- Three bedroom terrace property
- Stylish open plan kitchen / sitting room
- Utility room
- Cloakroom
- Three well proportioned bedrooms
- Low maintenance rear garden
- Modern family bathroom
- Driveway with off-road parking
- Council tax band: C, EPC: tbc

The Location

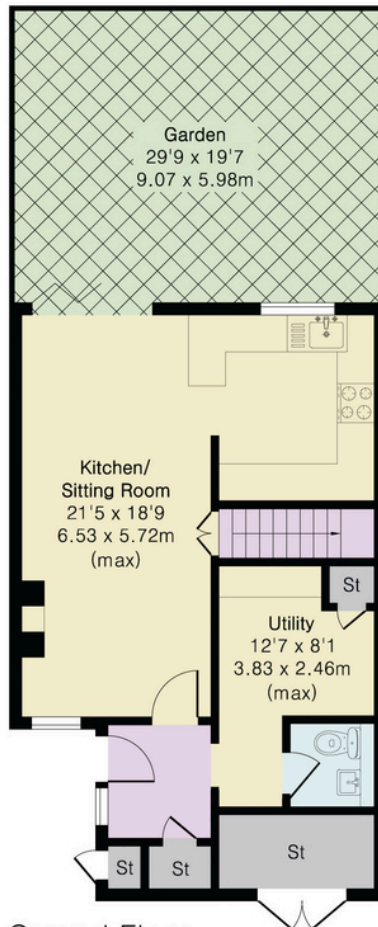
Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook, St Johns and Grove C of E primary schools, local park, two public houses and a parade of shops on Main Street with a further small precinct in Savile Way. Located 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. 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.



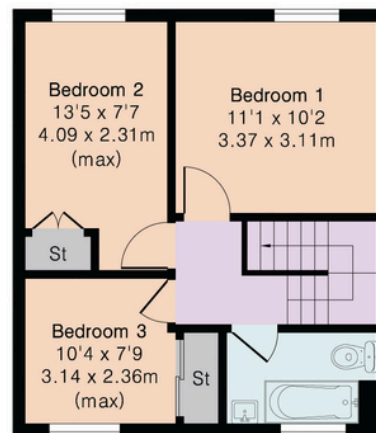
Approximate Gross Internal Area 934 sq ft - 86 sq m

Ground Floor Area 532 sq ft – 49 sq m

First Floor Area 402 sq ft – 37 sq m



Ground Floor



First Floor

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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