



9 Horsa Close, Wantage, OX12 0GD

Guide Price £280,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Modern two bedroom semi detached property on this popular development in Grove within walking distance of local shops and amenities.

This delightful two bedroom home comprises entrance hall, cloakroom, living room, kitchen / dining room with a range of base and eye level units integrated fridge / freezer, dishwasher, washing machine, oven, hob and extractor and French doors leading to the rear garden.

To the first floor are two double bedrooms with a family bathroom with shower over the bath.

The rear garden is fully enclosed with a modernised patio area and low maintenance artificial grass. To the front of the property there is off street parking for two vehicles.

Some material information to note: Freehold property. Mains gas, water, electrics and drains. Ofcom checker indicates standard 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 within this postcode. We are not aware of any planning permissions in place which would negatively affect the property.





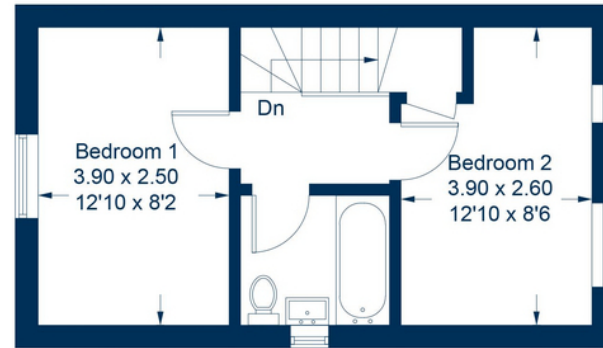
Key Features

- Semi detached two bedroom
- Remaining Builders Warranty Remaining
- Immaculate Condition
- Two Parking Spaces
- Landscaped Rear Garden
- Two Double Bedrooms
- Kitchen / Breakfast Room
- Sitting Room
- Close to Local Shops and Amenities
- Council tax band: C, EPC: B

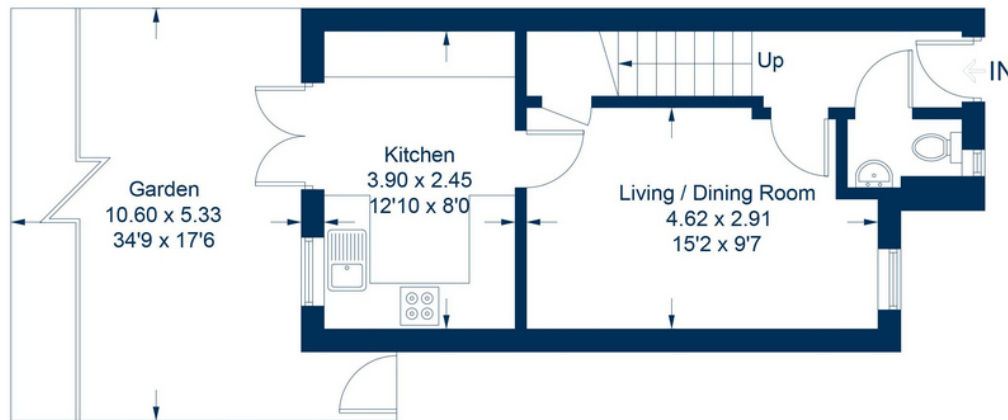
The Location

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
 Ground Floor = 30.9 sq m / 333 sq ft
 First Floor = 28.3 sq m / 305 sq ft
 Total = 59.2 sq m / 638 sq ft



First Floor



Ground Floor

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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