



14 Woodgate Close, Wantage, OX12 0NG

£295,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A three bedroom terraced home benefiting from driveway parking and a south facing rear garden, close to local shops and amenities.

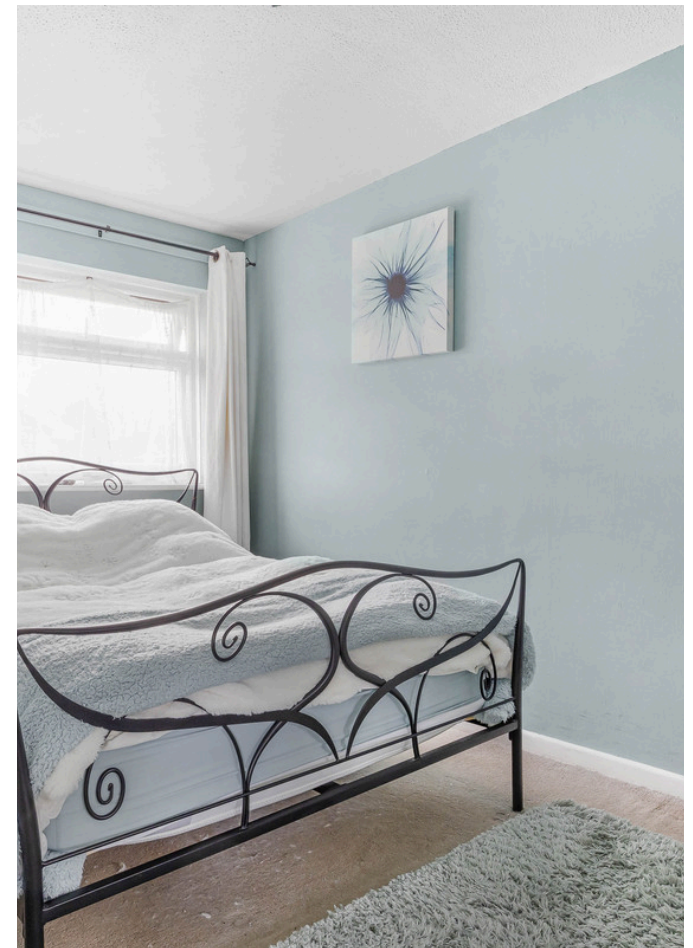
This family home comprises entrance hall and WC, a spacious sitting / dining room with patio doors leading to the rear garden. Functional kitchen in need of modernisation.

To the first floor are two double bedrooms and a third single bedroom with built in storage. The family bathroom has recently been fully refurbished. A modern and stylish bathroom with rainfall shower over bathtub.

The rear garden enjoys a sunny south aspect with patio seating area, the remainder is laid to lawn, The driveway at the front has space for multiple vehicles and leads to the integral garage.

Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics and mains drains. The property has driveway parking. 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 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
- Integral garage
- South Facing Garden
- Driveway Parking
- Recently refitted family bathroom
- New Cladding, Facias, Guttering and Garage Roof
- Close to Local Amenities
- Council Tax Band: C, EPC Rating: C

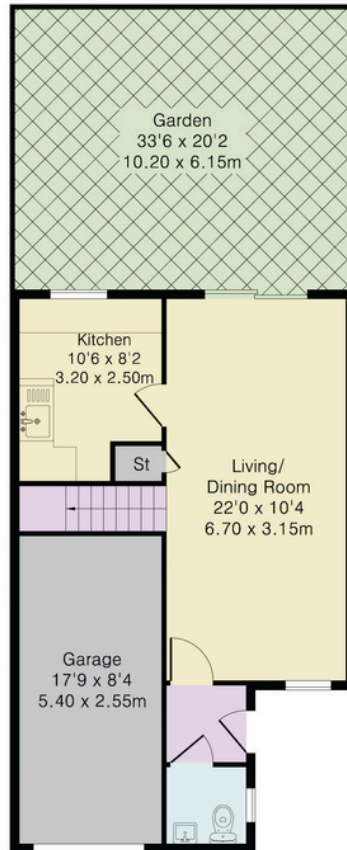
The Location

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. 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.

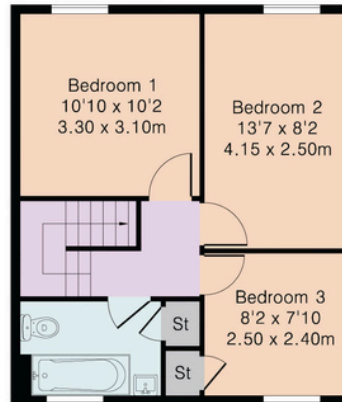
Approximate Gross Internal Area 949 sq ft - 88 sq m

Ground Floor Area 536 sq ft – 50 sq m

First Floor Area 413 sq ft – 38 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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