



23 Evenlode Close, Grove, Wantage, OX12 0NW

Guide Price £325,000 Freehold

THOMAS
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SALES LETTINGS



The Property

This delightful semi detached property is situated in a quiet cul-de-sac close to the local shops and amenities of Grove.

The ground floor accommodation comprises a welcoming entrance hall leading to a W/C, the garage conversion now a versatile multi-purpose room and a generous dual-aspect sitting/dining room with a rear door opening into the conservatory and private rear garden. There is also a bright and airy kitchen with a range of base level units, a freestanding cooker and a dishwasher.

To the first floor are three good-sized bedrooms, comprising two doubles and a single which benefits from a built-in storage cupboard, all served by a modern family bathroom with a shower over the bath.

Outside, there is driveway parking in front of the integral storage garage, along with a small gravelled front area providing additional parking. The enclosed rear garden is attractive and features a lawn and well-kept shrub borders, with a side gate offering convenient access to the front.

This is a freehold property with gas central heating, mains water, electricity, drainage are connected. Ofcom checker indicates that standard, superfast, and ultrafast broadband are available at this postcode. The government flood-risk portal highlights this as a very low flood-risk area. We are not aware of any planning permissions in place that would negatively affect the property. Properties built before 2000 may contain asbestos in certain construction materials or in materials used during later building works such as Artex, vinyl tiles, sheet boards, corrugated roofing, pipework, and lagging/insulation. These are generally considered safe unless disturbed, but prospective buyers should seek their own advice.





Key Features

- Quiet Cul-de-sac location
- Two double bedrooms and one single
- Private rear garden
- Off street parking
- Open plan Living kitchen space
- Cloakroom
- Modern family bathroom
- Two living spaces
- Council Tax band: C, EPC: D

The Location

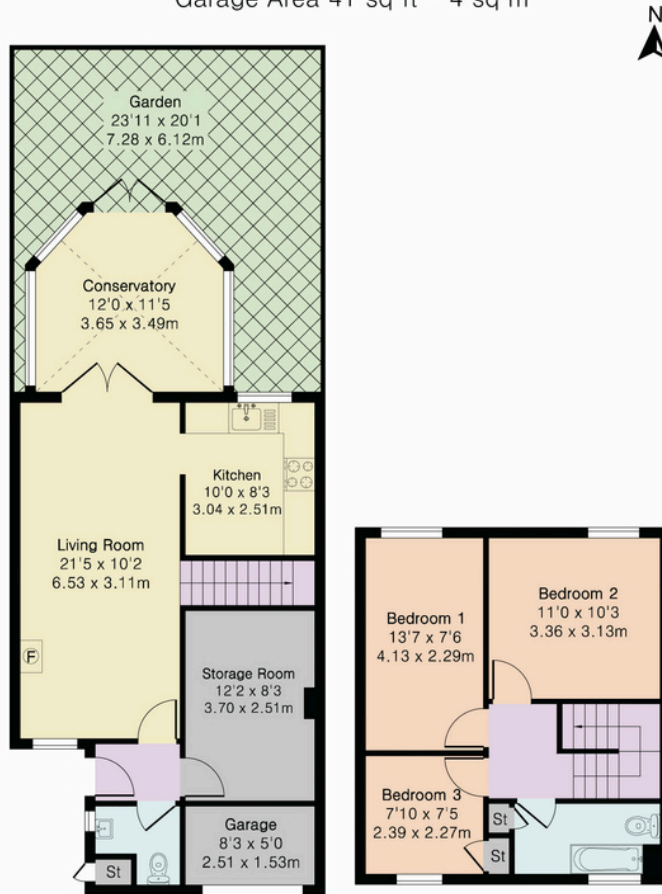
Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook, St Johns and Grove C of E primary schools, local park, two public houses and a parade of shops on Main Street with a further small precinct in Savile Way. Located 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 1022 sq ft - 95 sq m
(Excluding Garage)**

Ground Floor Area 620 sq ft – 58 sq m

First Floor Area 402 sq ft – 37 sq m

Garage Area 41 sq ft – 4 sq m



Ground Floor

First Floor

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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.

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