



24 Northrop Gardens, Wantage, OX12 0PN

Offers Over £330,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An immaculately presented three-bedroom semi-detached property situated on a popular development close to local shops and amenities.

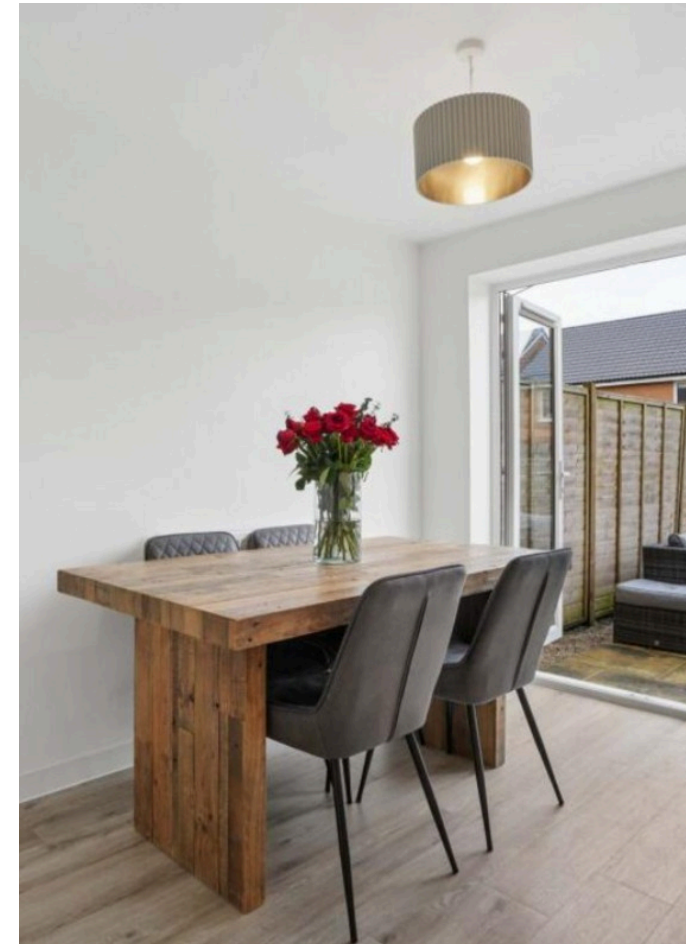
This spacious and modern property comprises a welcoming entrance hall which leads to a bright living room and through to the stylish kitchen / dining room with French doors onto the garden. The kitchen has a range of eye and base level units with built in appliances including oven, hob, fridge / freezer and integrated dish washer. The remainder of the ground floor comprises a cloakroom and large storage cupboard.

To the first floor are three well proportioned bedrooms, with an en suite shower room to the master, and a modern family bathroom which is finished to a high standard.

Outside the generously sized enclosed rear garden is mainly laid to lawn with a large patio, storage shed and side access gate. To the front, the property benefits from driveway parking for two vehicles.

Some material information to note: Freehold property. Gas central heating. Mains water, electrics and mains drains. Ofcom checker indicates standard 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.





Key Features

- Three bedroom semi detached
- Kitchen / Dining Room
- Living Room
- Cloakroom
- En-suite to Master bedroom
- Large enclosed rear garden
- Driveway parking for two vehicles
- Council Tax band; C, EPC Rating; 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.

Northrop Gardens - Grove

Approximate Gross Internal Area = 77.1 sq m / 830 sq ft

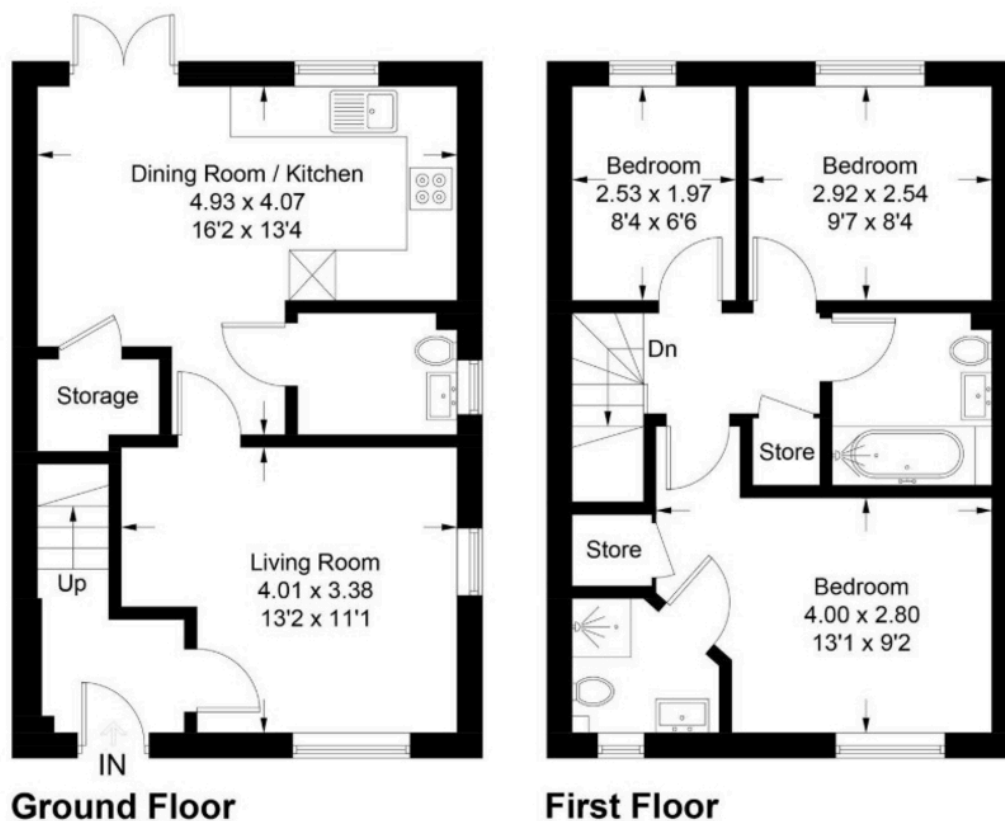


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