



6 Queens Row, Wantage, OX12 7FH
£365,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An attractive three-bedroom semi-detached property, situated on this popular development built by Bellway Homes and conveniently located close to a range of local shops and amenities.

Beautifully presented throughout, the property offers a spacious entrance hall with cloakroom, a bright and welcoming sitting room, and an impressive kitchen/dining room. The kitchen is fitted with integrated appliances including a washing machine, dishwasher, fridge/freezer, eye-level oven and gas hob. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

To the first floor are three bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room, and a modern both family bathroom, fitted with a shower over the bath. Other benefits include air-conditioning in both the kitchen / dining room and master bedroom.

Externally, the good-sized rear garden features two separate patio areas and a lawn, providing an ideal space for outdoor dining and entertaining. A personal door offers access to the rear of the garage. To the front, a driveway provides parking and leads to the garage, together with a pleasant front garden.



Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most 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



Key Features

- Garage and driveway parking
- Immaculately presented throughout
- Master bedroom with ensuite shower room
- Air-conditioning in the kitchen / dining room and master bedroom
- Doors from the kitchen / dining room opening onto the rear garden
- Three bedroom semi-detached home
- Popular development built by Bellway Homes
- Large sitting room
- EPC rating: B, Council tax band: 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. 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 946 sq ft - 88 sq m
(Excluding Garage)**

Ground Floor Area 473 sq ft – 44 sq m

First Floor Area 473 sq ft – 44 sq m

Garage Area 190 sq ft – 18 sq m



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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