



27 Columbia Way, Wantage, OX12 0QJ

£280,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A delightful and extended two-bedroom mid-terrace home, benefitting from two allocated parking spaces and conveniently located close to local shops and amenities.

The accommodation comprises an entrance hall with a useful storage cupboard, leading to a spacious kitchen fitted with a range of eye and base level units and a selection of integrated appliances, including an oven, hob, extractor hood, fridge/freezer, washing machine, dishwasher, and mini bar cooler. To the rear, the generous living room has been extended to create a separate dining area, with patio doors opening onto the rear garden.

To the first floor are two well-proportioned double bedrooms and a modern family bathroom featuring a shower over the bath.

Externally, the property offers a lawned frontage, while the south-facing rear garden is mainly laid to lawn with established shrub borders, a decked patio area, and a rear access gate. Further benefits include two parking spaces, and a new boiler installed in 2025.



Some material information to note: Freehold property. Gas central heating. Mains water, mains 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 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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



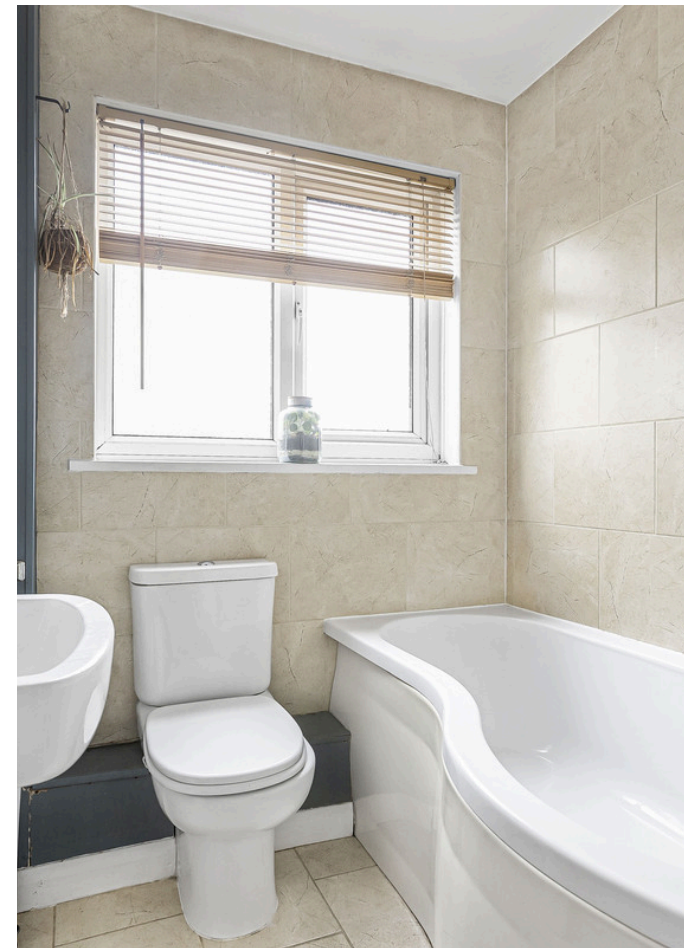


## Key Features

- Extended two bedroom terrace property
- Kitchen with built in appliances
- New boiler 2025
- Living / dining room
- South facing rear garden
- Two parking spaces
- Council tax band: B, 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. 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.

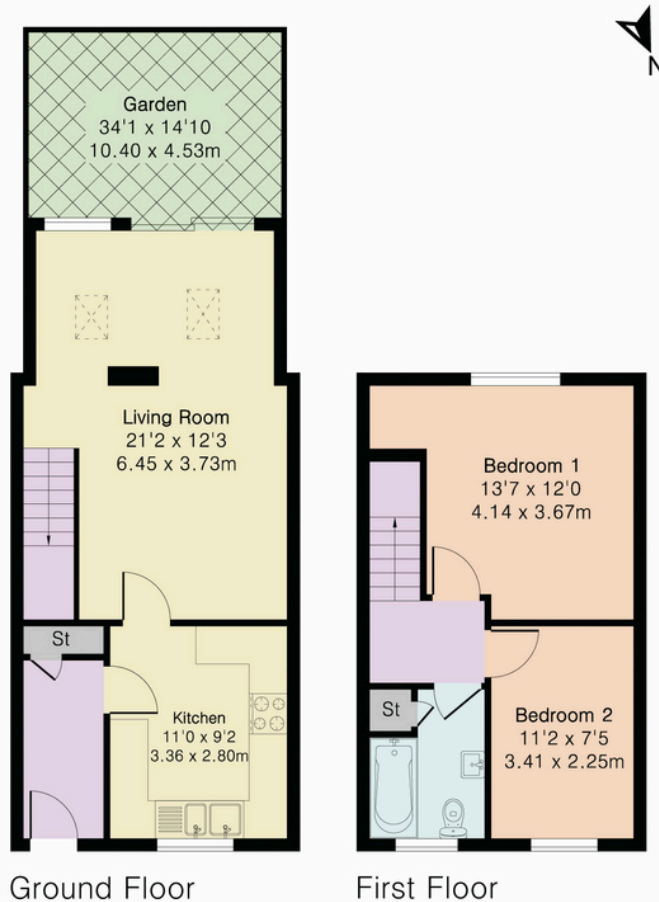




**Approximate Gross Internal Area 742 sq ft - 69 sq m**

Ground Floor Area 421 sq ft – 39 sq m

First Floor Area 321 sq ft – 30 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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