

9 Mandarin Place, Grove, OX12 0QH

Guide Price £255,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

A well-presented two-bedroom end-of-terrace home, pleasantly positioned at the end of a quiet cul-de-sac within a popular residential location.

The accommodation comprises an entrance porch leading into a comfortable sitting room, enjoying an attractive outlook over a spacious communal green. The kitchen/breakfast room is fitted with a range of base and eye-level units, incorporating a built-in oven and gas hob, with a door providing access to the rear garden.

The first floor offers two generously proportioned double bedrooms, with the principal bedroom benefiting from a fitted wardrobe, alongside a family bathroom.

Outside, the attractive rear garden is enclosed by a brick wall to one side and panel fencing to the other, providing a good degree of privacy. A side gate offers access to the garage, which is situated within a nearby block.

Further benefits include double-glazed windows, gas-fired central heating and a convenient location close to local shops and amenities.

Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics and mains drains. The property does not have a driveway however non allocated parking is found next to the property. 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. These are generally considered safe unless disturbed but prospective buyers must take their own advice.







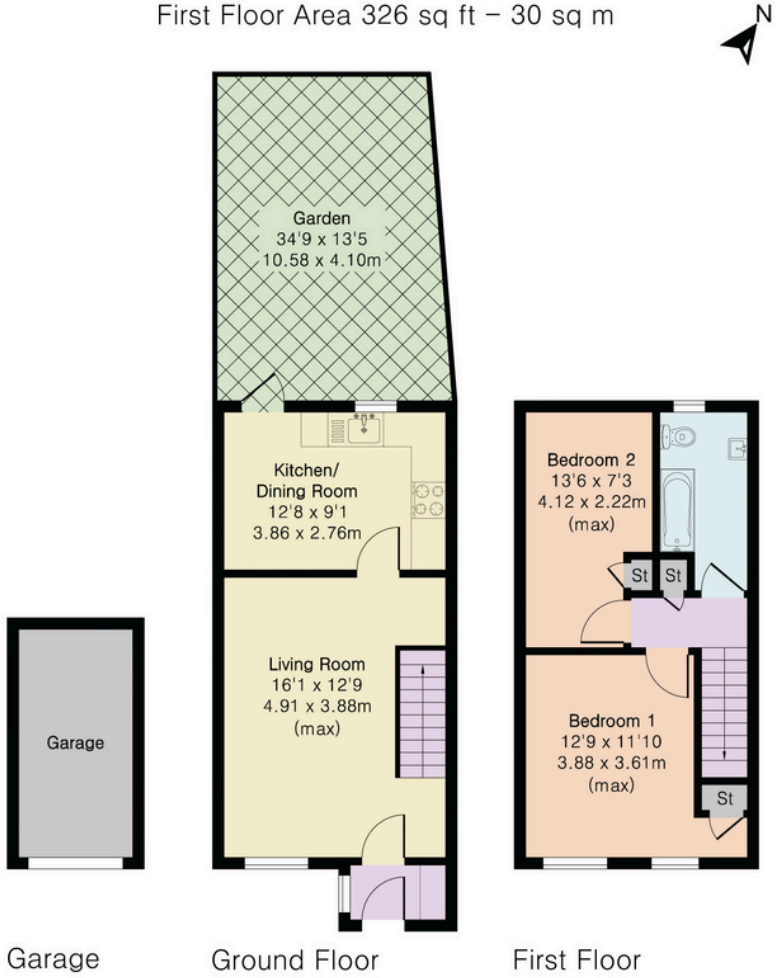
Key Features

- Popular location
- Two bedrooms
- End terrace
- Kitchen / breakfast room
- Close to shops and amenities
- Well proprtioned living room
- Attractive views over communal gree.
- EPC Rating - D
- 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. 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 671 sq ft - 62 sq m
(Excluding Garage)
Ground Floor Area 345 sq ft – 32 sq m
First Floor Area 326 sq ft – 30 sq m



PINKPLAN

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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