



36 Albermarle Drive, Grove
£300,000

Waymark

36 Albermarle Drive

Grove, Wantage

Located in a well-established and convenient area of Grove, this much-improved three-bedroom terraced property offers stylish and comfortable living throughout. Perfectly suited for first-time buyers, the home has undergone significant upgrades, ensuring peace of mind and modern appeal.

Upon entering, you're welcomed by a practical entrance porch with a cloakroom. The spacious living room provides a relaxing environment, while the stunning extended kitchen/dining room forms the heart of the home—featuring built-in appliances and a modern layout perfect for entertaining. Upstairs, you'll find three bedrooms, including a master bedroom with built-in wardrobes, and a refitted contemporary family bathroom.

Outside, the landscaped rear garden is easy to maintain, complete with a patio and artificial grass for year-round enjoyment. Additionally, there is a garage located in a block providing additional useful storage and secure parking for motorbikes or a small car, if desired.



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Key updates to the property include a boiler service and an EICR electrical safety report, both completed in July 2025. Prior to the current ownership, the boiler was replaced and the kitchen was extended. Since then, the current owners have made further improvements, including re-plastering most of the interior, refitting the bathroom, installing new windows (apart from the extension), and replacing the front door.

This is a fantastic opportunity to secure a move-in-ready home close to local amenities, schools, and bus routes in the popular Grove area.

Material Information: The property is freehold, connected to mains gas, electricity, water and drainage. The property is heated via a gas fired boiler and there is replaced uPVC double glazing throughout. Please see 'Brochure 1' for further material information.



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Grove is a large village conveniently located just outside the popular market town of Wantage in the heart of the Vale of White Horse. The village enjoys a wide range of local amenities suitable for everyday needs. There are excellent transport links offering easy access to Wantage (c.1.5 miles), Faringdon (c.10 miles), Oxford (c.15 miles), A34 and A420. Local schooling includes both Millbrook and Grove Church of England primary schools. St Alfred's is the local secondary school and is located in Wantage. Didcot Parkway railway station with fast links to London Paddington (37 minutes) is located just 9 miles away.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Much Improved & Extended Three Bedroom Property
- Good Size Living Room & Stunning Kitchen/Dining Room
- Built-In Wardrobes To Master Bedroom
- Ground Floor Cloakroom & Re-Fitted, Modern Family Bathroom
- Landscaped Rear Garden
- Garage In A Nearby Block
- Popular & Convenient Grove Location



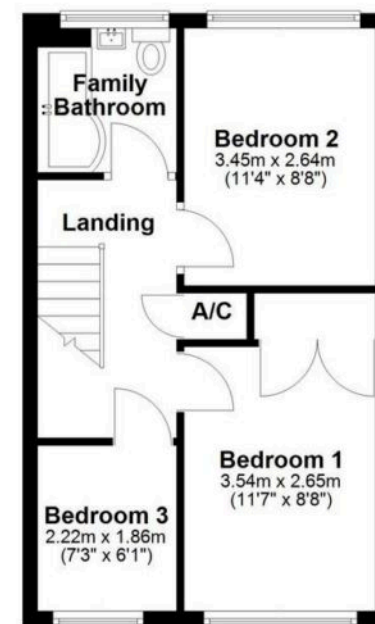




Ground Floor
Approx. 61.1 sq. metres (657.5 sq. feet)



First Floor
Approx. 35.9 sq. metres (386.6 sq. feet)



Total area: approx. 97.0 sq. metres (1044.1 sq. feet)

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