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£415,000 8 Vale Avenue Grove, Grove, Wantage, Oxfordshire, OX12 7LU, UK

Freehold



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£415,000 Vale Avenue, Grove

Council Tax Band D

Smartly presented and well-maintained three-bedroom angled semi-detached bungalow situated in a desirable residential area and conveniently positioned for local amenities, including a nearby comprehensive shopping centre. The property offers spacious and versatile accommodation, featuring a generous sitting room leading to a bright conservatory and a pleasant south-facing rear garden. The accommodation comprises an entrance hall, a spacious sitting room with access to the conservatory, a refitted kitchen, three good-sized bedrooms and a modern shower room. Outside, the property benefits from a well-stocked rear garden with a pathway leading to a garage with an electric up-and-over door, along with off-road parking immediately in front. Further benefits include gas-fired central heating and uPVC double glazing throughout. The property is offered to the market with the added benefit of no onward chain, making it an ideal purchase for buyers seeking a straightforward move.

what3words. w3w.co/megawatt.attends.wiggling

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>. If Rightmove has deleted this link, please click on the attached PDF brochure and follow the link provided there.

Utilities. All mains services connected.

Heating Type. Gas-fired central heating.

Location. Grove; The village of Grove lays approx. 13 miles south-west of Oxford where the Thames Valley meets the Berkshire Downs and is well situated for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus the rail links



Green & Co. 33 Market Place Wantage OX12 8AL; t. 01235763562; e.sales@greenand.co.uk



in Oxford, Didcot, and Swindon. Its favoured position gives the village a peaceful aspect and it stands amid traditional farming areas. Despite this, Grove has grown, in post-war years, from a small, self-sufficient hamlet to a thriving modern community with shops and schools to meet the needs of its newcomers. The extensive acreage given over to housing is designed for ease of access to the modern schools in comparative safety, along with a network of walkways, only seldom needing to cross roads or encounter traffic. With more comprehensive facilities available in nearby Wantage, Grove offers much more than the average village.

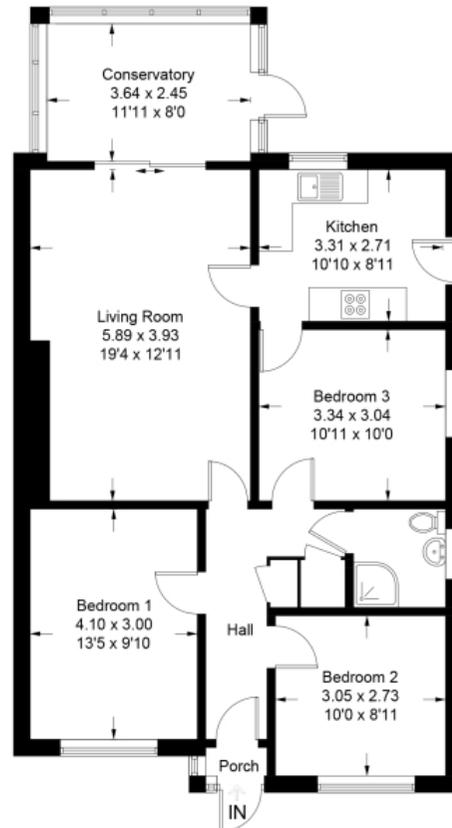




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## 8 Vale Avenue, Grove, OX12 7LU

Approximate Gross Internal Area = 87.0 sq m / 936 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

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