



37 White Horse Crescent, Wantage, OX12 0PZ  
£250,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A well-presented two-bedroom property, coming to the market with the added benefit of a garage and nearby parking, ideally situated close to local shops and amenities.

The accommodation comprises an entrance porch leading into a spacious sitting room. To the rear, the kitchen is fitted with a range of wall and base units, a freestanding oven with hob and extractor, and a door providing access to the rear garden.

To the first floor are two well-proportioned bedrooms, the master benefitting from built-in storage, and a family bathroom with a shower over the bath.

Externally, the property enjoys an attractive position overlooking an open green to the front. The rear garden is mainly laid to lawn with a patio area and features a rear access gate leading to the garage.

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 the property. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



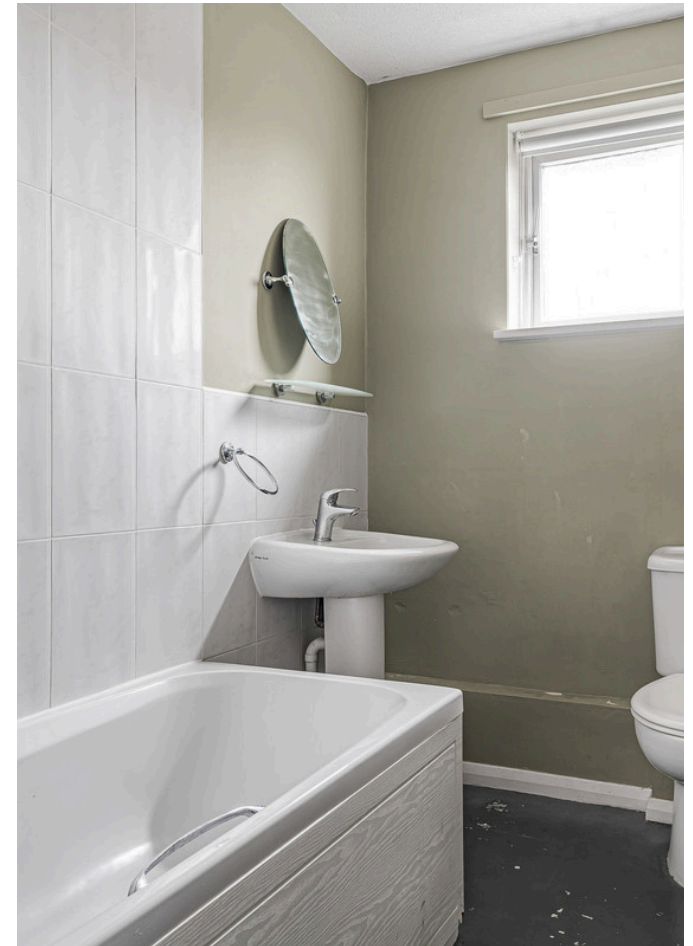


## Key Features

- Two double bedrooms
- Attractive position overlooking green space
- Kitchen
- Sitting / dining room
- Family bathroom
- Garage nearby
- Close to local shops
- EPC rating: C, Council tax band: C

## The Location

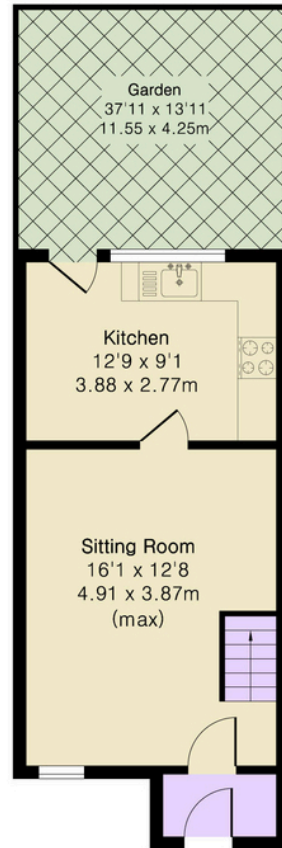
Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook, St Johns and Grove C of E primary schools, local park, two public houses and a parade of shops on Main Street with a further small precinct in Savile Way. Located 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.



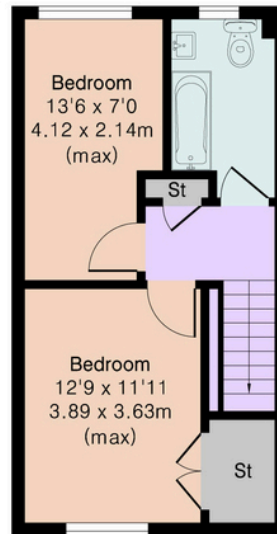
**Approximate Gross Internal Area 673 sq ft - 62 sq m**

Ground Floor Area 347 sq ft – 32 sq m

First Floor Area 326 sq ft – 30 sq m



Ground Floor



First Floor

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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