



17 VICKERS WAY GROVE, OX12 0GZ

£350,000
FREEHOLD

The property benefits from a south-facing rear garden, nine solar panels generating 410W each, a 6.5kW battery located in the loft, and a recently added lean-to extension, combining excellent energy efficiency with everyday comfort.

Internally, the ground floor features a welcoming entrance hall with cloakroom, leading through to a bright and spacious living room with a front-facing window and stairs to the first floor. To the rear, the modern kitchen/dining room is fitted with integrated appliances and opens onto the garden via patio doors, creating an ideal space for family life and entertaining.

Upstairs, the main bedroom benefits from an en-suite shower room, while two further well-proportioned bedrooms are served by a contemporary family bathroom.

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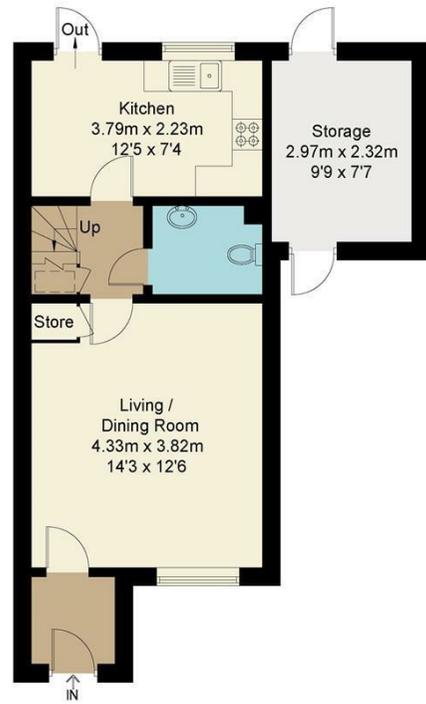


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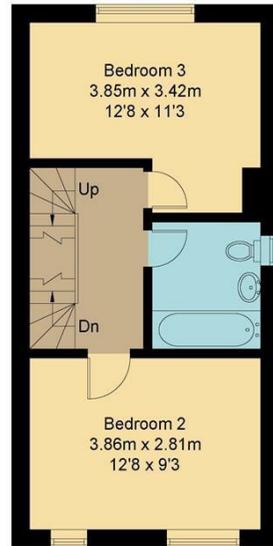
Vickers Way, OX12

Approximate Gross Internal Area = 100.90 sq m / 1086 sq ft
For identification only - Not to scale

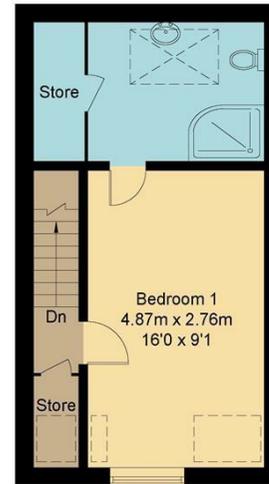
= Restricted Head Height



Ground Floor



First Floor



Second Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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