



30 Liberator Lane, Grove

Guide Price **£315,000**

Waymark

30 Liberator Lane

Grove, Wantage

An ideal first-time purchase or investment opportunity, this three storey three-bedroom semi-detached home is situated close to local schools and access to Grove and Wantage.

The property is entered via a welcoming entrance porch, providing practical space for coats and shoes, which leads through to a spacious living room. The modern kitchen/breakfast room benefits from a built-in fridge/freezer and French doors open directly onto the rear garden. A convenient cloakroom completes the ground floor accommodation.

To the first floor, the landing provides access to two generous double bedrooms and a stylish family bathroom. The second floor offers a useful storage cupboard and access to the impressive master bedroom suite, which benefits from built-in wardrobes and a spacious contemporary ensuite.

Externally, the house sits on a wider than average plot with a driveway to the side and a good sized rear garden with a lawn, shrubs, vegetable garden and a greenhouse, gated side access. To the front, a small lawned area with a tree enhances the property's kerb appeal.

The property is ideally situated within the ever-popular and conveniently located Wellington Gate development, offering easy access to local amenities and the sought-after Market Town of Wantage.

Material Information - the property is freehold, connected to mains gas, water, electricity and drainage. The property is heated via a gas fired





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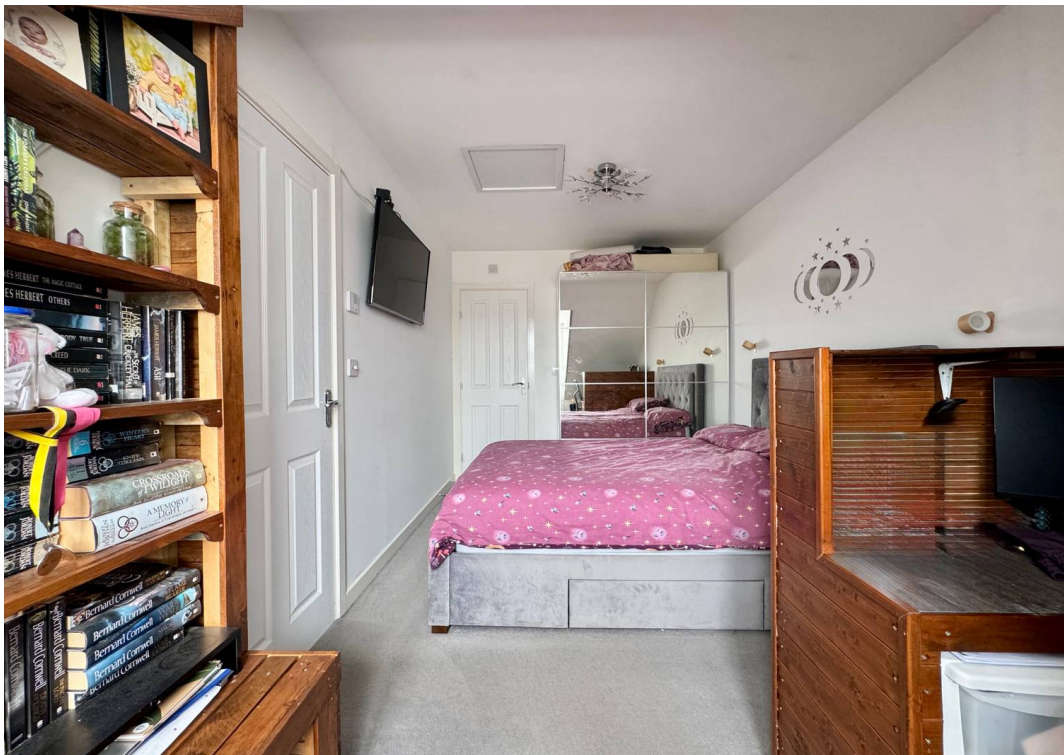
Grove is a large village conveniently located just outside the popular market town of Wantage in the heart of the Vale of White Horse. The village enjoys a wide range of local amenities suitable for everyday needs. There are excellent transport links offering easy access to Wantage (c.1.5 miles), Faringdon (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

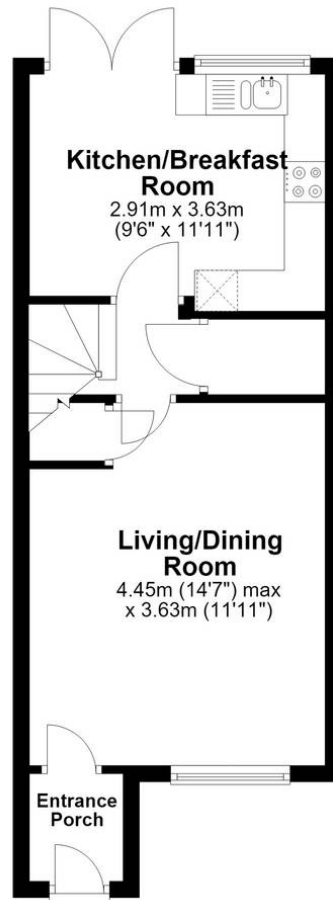
- Modern Three Storey Semi-Detached House
- Master Bedroom with Ensuite Shower Room
- Kitchen/Dining Room Overlooking Rear Garden
- Own Driveway For Two Cars
- Larger Than Average Garden To The Rear
- Close to Primary And Secondary Schools
- Excellent Access Into Wantage and Further Afield





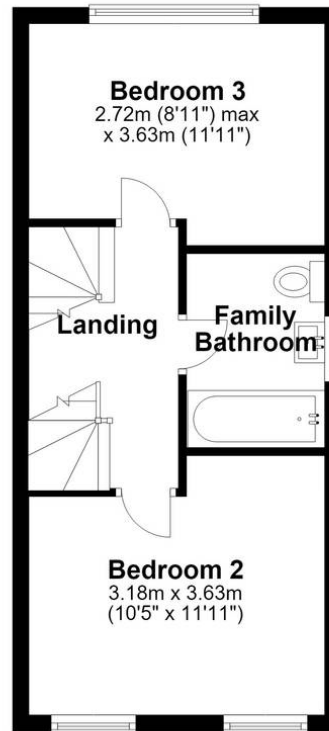
Ground Floor

Approx. 32.4 sq. metres (348.6 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.9 sq. feet)



Second Floor

Approx. 24.9 sq. metres (267.7 sq. feet)



Total area: approx. 88.1 sq. metres (948.2 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Wantage

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