

1 Wellington Street, Wantage, OX12 0GF

Guide Price £400,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS







The Property

An immaculately presented three-bedroom detached family home, ideally situated on a popular residential development in Grove. Conveniently located within close proximity to a range of local shops and amenities.

The ground floor comprises a welcoming entrance hallway, a generously sized lounge and a separate kitchen/dining room, featuring French doors that open directly onto the private rear garden, creating an ideal space for outdoor entertaining. The ground floor accommodation is further complemented by a useful utility area and a downstairs cloakroom.

To the first floor, there are three well-proportioned bedrooms, all served by a modern family bathroom. The principal bedroom further benefits from its own en-suite shower room, adding an extra touch of convenience and comfort.

Externally, the property benefits from a private rear garden, a separate garage and driveway parking. Presented to an immaculate standard throughout, this fantastic home is ready to move into and early viewings are highly recommended.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major 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.







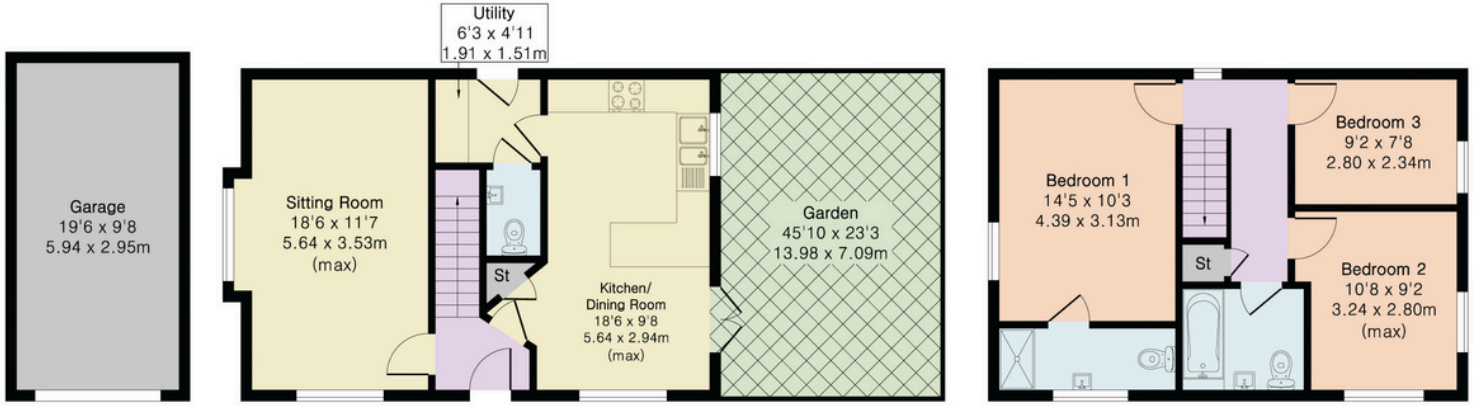
Key Features

- Detached house
- Three bedrooms
- Two bathrooms
- Garage
- Driveway parking
- Utility
- Downstairs cloakroom
- Council tax band - D
- EPC - B

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. There is an excellent bus service to Wantage, Oxford and Didcot. 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 1016 sq ft - 95 sq m
(Excluding Garage)
Ground Floor Area 512 sq ft – 48 sq m
First Floor Area 504 sq ft – 47 sq m
Garage Area 189 sq ft – 18 sq m



Garage Ground Floor First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

THOMAS MERRIFIELD
SALES LETTINGS

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.

Wantage Office
15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444
E wantage@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

THOMAS MERRIFIELD
SALES LETTINGS