29 Broadmarsh Close, Wantage, OX12 0NH

Offers In Excess Of £270,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS

The Property

A well presented three bedroom mid terrace property situated in a convenient location close to local shops and amenities, with the benefit of no onward chain.

The ground floor accommodation comprises a welcoming entrance hall with cloakroom, leading into a bright kitchen which has a range of wall and floor units and space for freestanding appliances. The generously sized sitting room has patio doors opening to the rear garden.

To the first floor are two good sized double bedrooms, a third single bedroom currently being used as an office and a modern recently refitted family bathroom.

Outside the property has a westerly facing enclosed rear garden mainly laid to lawn with patio and rear access gate. To the front the garden is mainly lawned with mature shrub borders and overlooks green space. There is a garage in a nearby block with parking available in front of the garage.

Other benefits include new consumer unit in 2025 and windows and cladding replaced in 2022.

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 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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Key Features

- Three bedroom terraced property
- No onward chain
- Sitting / dining room
- Cloakroom
- Refitted family bathroom
- Garage in a nearby block
- Windows and cladding replaced in 2022
- New consumer unit in 2025
- Close to local shops
- Council tax band: C, EPC: C

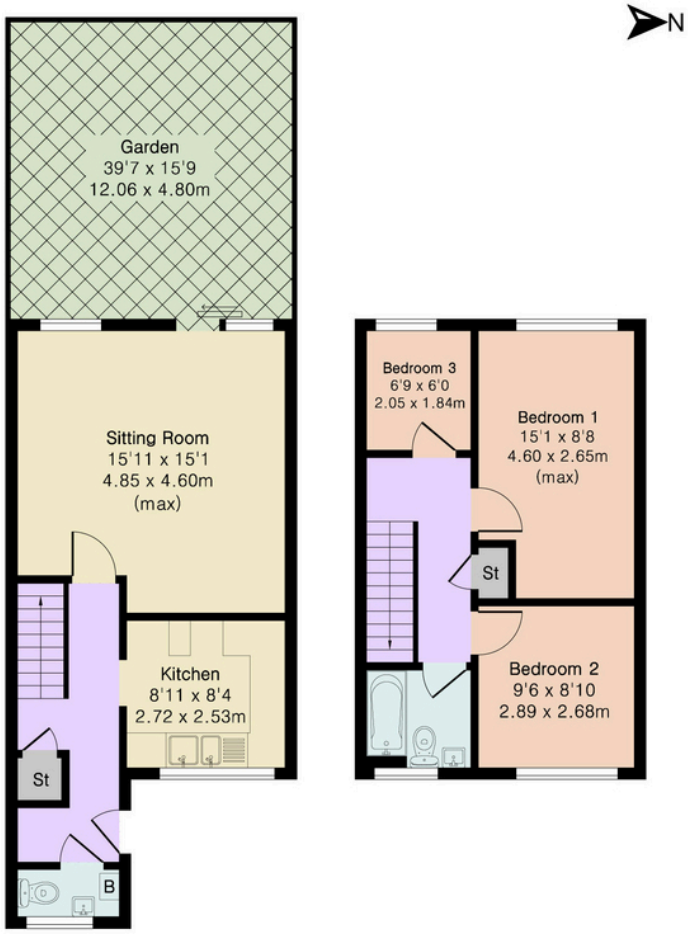
The Location

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 792 sq ft - 74 sq m

Ground Floor Area 420 sq ft – 39 sq m

First Floor Area 372 sq ft – 35 sq m



Ground Floor First Floor

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