



16 Mustang Road, Grove, Wantage OX12 0GA
Oxfordshire, £320,000

Waymark

Mustang Road, Wantage OX12 0GA

Oxfordshire

Freehold

Modern & Well Presented Three Bedroom Semi-Detached Family Home | Living Room & Kitchen/Dining Room With Pleasant Aspect Over The Garden | Ground Floor Cloakroom, Modern Family Bathroom & Ensuite To Master | Beautifully Landscaped Rear Garden | Two Allocated Parking Spaces To The Front | Convenient Location, Close To Amenities

Description

Representing an ideal first time or investment purchase, is this well presented three bedroom semi-detached family home conveniently positioned in the popular Wellington Gate development within Grove, close to local amenities.

The light and airy accommodation briefly comprises of entrance hall with cloakroom, good size living room with under stairs storage cupboard and beautiful kitchen/dining room complete with built-in dining bench and storage along with 'French' doors onto the garden flooding the room with natural light. To the first floor you will find a landing with useful storage cupboard, modern family bathroom and three bedrooms with ensuite to master.

Externally the westerly facing enclosed rear garden has been beautifully landscaped to include a good size patio area which is perfect for outside dining and entertaining, central artificial lawn with raised beds borders. Additionally there is decking to the rear providing further seating area along with a useful shed. There is side pedestrian access leading to the two allocated parking spaces. Additionally, there is a visitors parking space adjacent to the allocated parking.

The property is freehold, connected to mains gas, electric, water and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout.

Material Information: Conservation Area- No. Broadband - Fibrenest only.

Please open 'Brochure 1' for further material information including flood risk, mobile and broadband signal and more.

Location

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.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: C



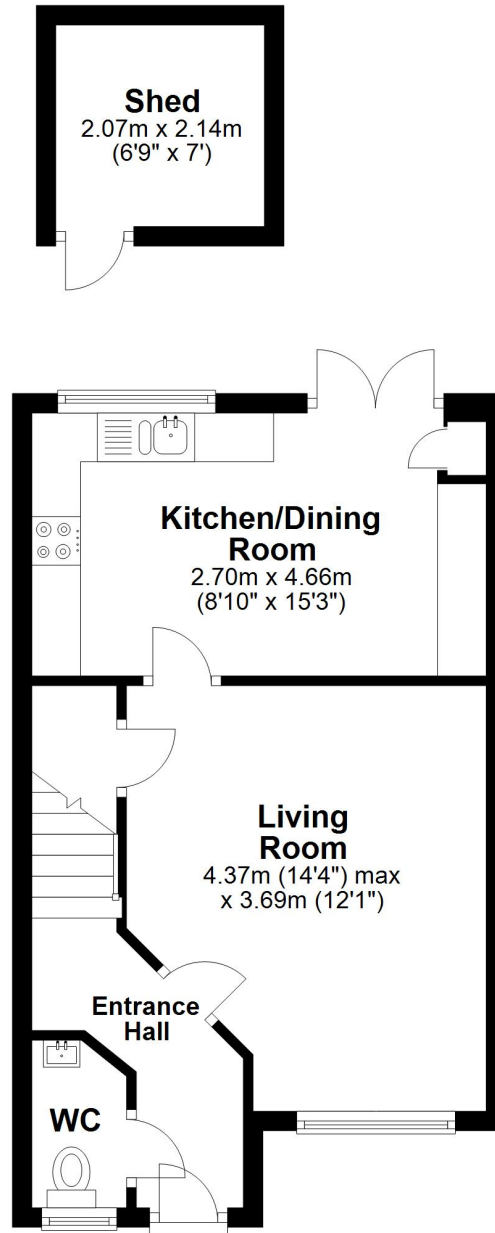
Waymark
Wantage Office

T: 01235 645645
E: wantage@waymarkproperty.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

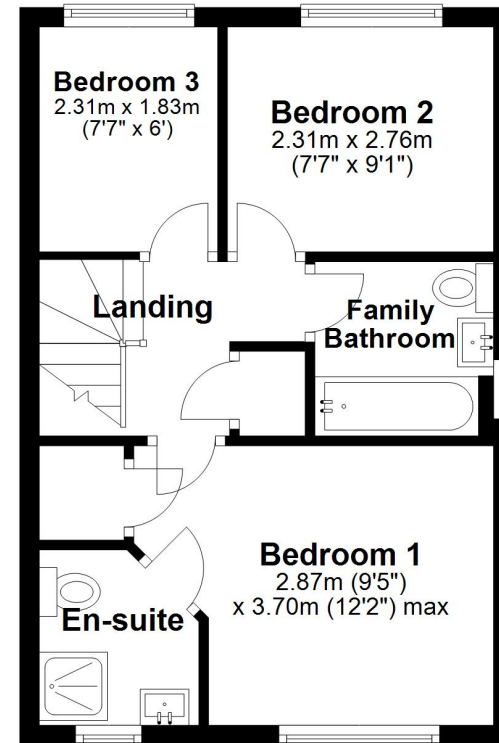
Ground Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.4 sq. feet)



Total area: approx. 73.5 sq. metres (790.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

