



7 Kennet Close, Grove, Wantage OX12 0NJ
Oxfordshire, Offers Over £240,000

Kennet Close, Wantage OX12 0NJ

Oxfordshire

Freehold

PRICED TO SELL | Well Presented Two Bedroom End of Terrace Home | Living Room & Kitchen/Breakfast Room | Two Good Size Bedrooms With Useful Over Stairs Storage To Master | Beautiful, Well Tended Garden | Garage & Allocated Parking Space | Popular Location

Description

PRICED TO SELL! A fantastic opportunity to acquire this well presented two bedroom end of terrace home with GARAGE and ALLOCATED PARKING.

Situated in a pleasant position, set back back off the road next to an open green, the property briefly comprises of entrance porch, living room with storage cupboard, kitchen/breakfast room with space for dining table and chairs and door leading to private garden. The first floor consists of modern fitted family bathroom and two good size bedrooms with useful over stairs storage cupboard.

Externally there is an enclosed well tended rear garden which is mainly laid to lawn with patio area to the fore which is perfect for outside dining. There is a hard standing for a shed and side pedestrian access via a garden gate. The frontage is easy to maintain with stone chippings and path to front door.

Furthermore, the property represents an ideal first time or investment purchase and should be viewed internally to avoid disappointment.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas fired central heating and upvc double glazing throughout.

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: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



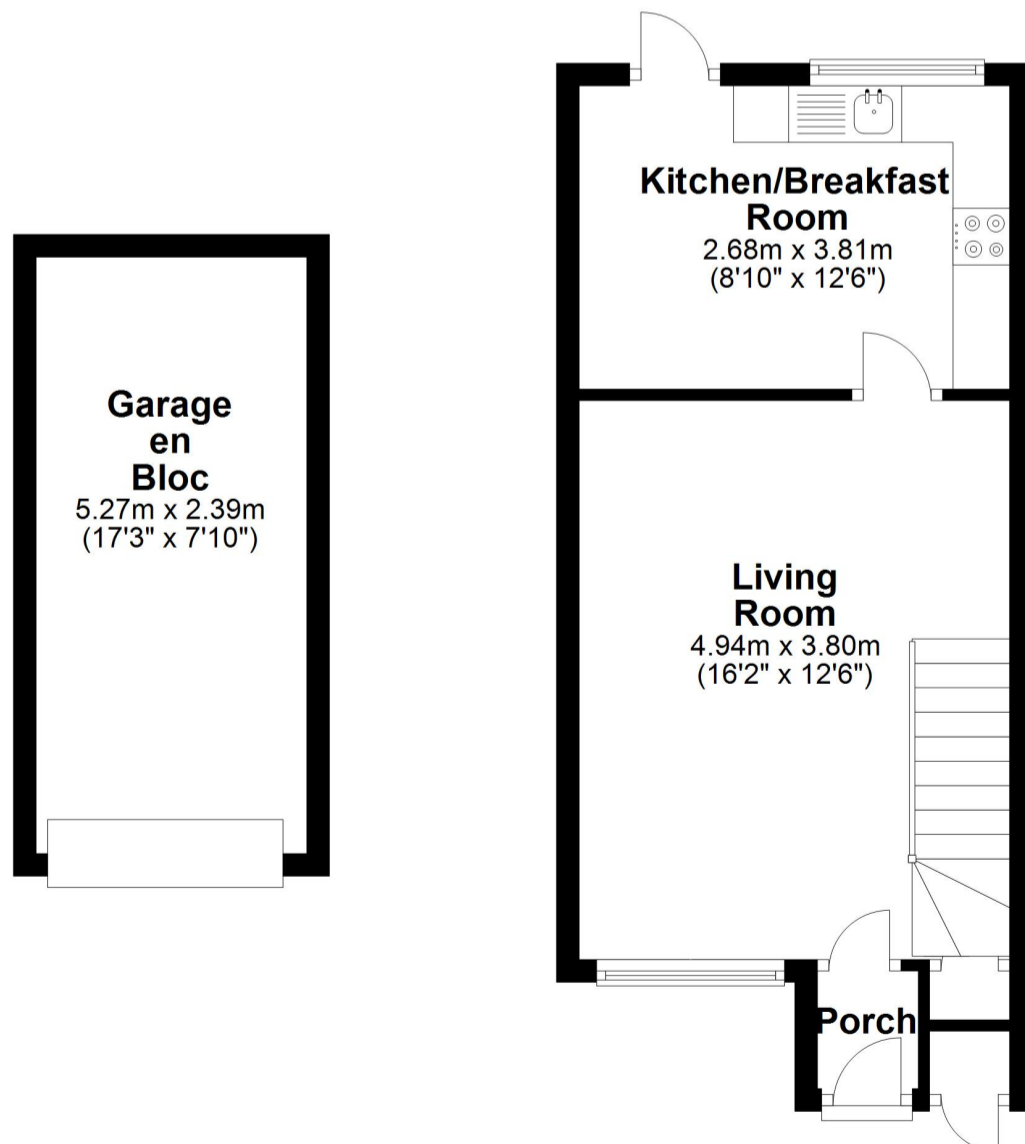
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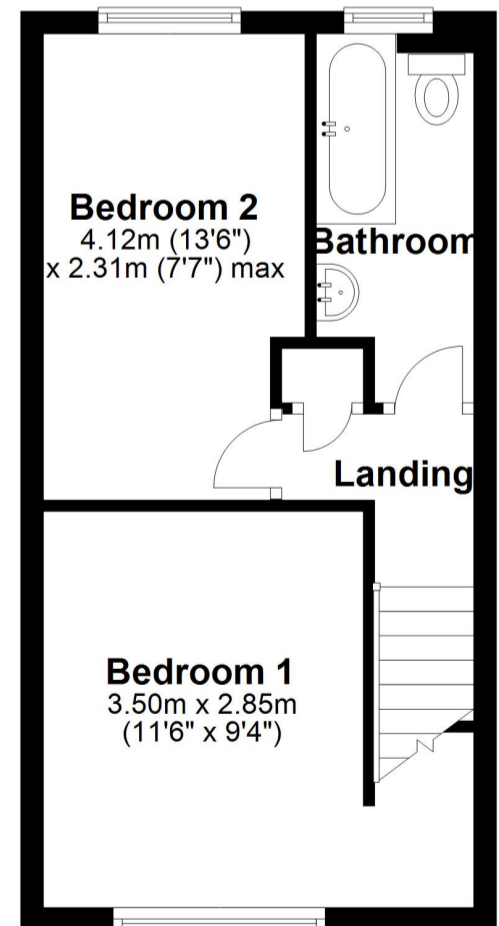
Ground Floor

Approx. 43.9 sq. metres (472.4 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.7 sq. feet)



Total area: approx. 73.3 sq. metres (789.2 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.