



12 Kingfishers, Grove, Wantage OX12 7JL  
Oxfordshire, £280,000

Waymark

# Kingfishers, Wantage OX12 7JL

Oxfordshire  
Freehold

Two Bedroom Terraced Property | Ideal First Time Buy or Investment Purchase | Good Size Living Room & Spacious Kitchen/Dining Room | Separate Study On First Floor | South Facing Rear Garden | Popular & Convenient Grove Location | Much Improved By The Current Owners

### Description

Representing an ideal first time buy or investment purchase, is this well presented two bedroom terraced property which has been much improved by the current owners.

The well proportioned accommodation briefly comprises of entrance porch with storage cupboards housing the boiler, good size living room and spacious, modern kitchen/dining room benefitting from a pleasant aspect over the garden. The first floor consists of landing, modern shower room, separate study which is a great addition to the home and two double bedrooms both complete with built-in wardrobes.

Externally, the south facing enclosed rear garden offers a fair degree of privacy and includes a patio area which is perfect for outside dining with remainder laid to lawn screened by mature hedging to the rear adding to the privacy. To the front is a driveway providing off road parking for two cars.

Furthermore, the property is conveniently located within the ever sought after location of Grove, close to local amenities and bus routes.

Material Information: The property is freehold, connected to mains gas, electricity, water and drainage. The property is heated via a gas fired boiler which was replaced 5/6 years ago. Please open 'Brochure 1' for further material information to include mobile and broadband signal, flood risk 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

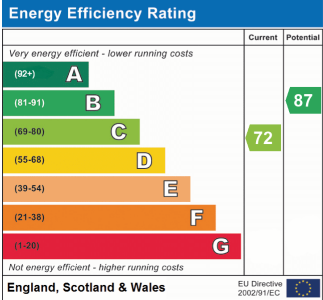
Vale of White Horse District Council.

Tax Band: B



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Wantage Office

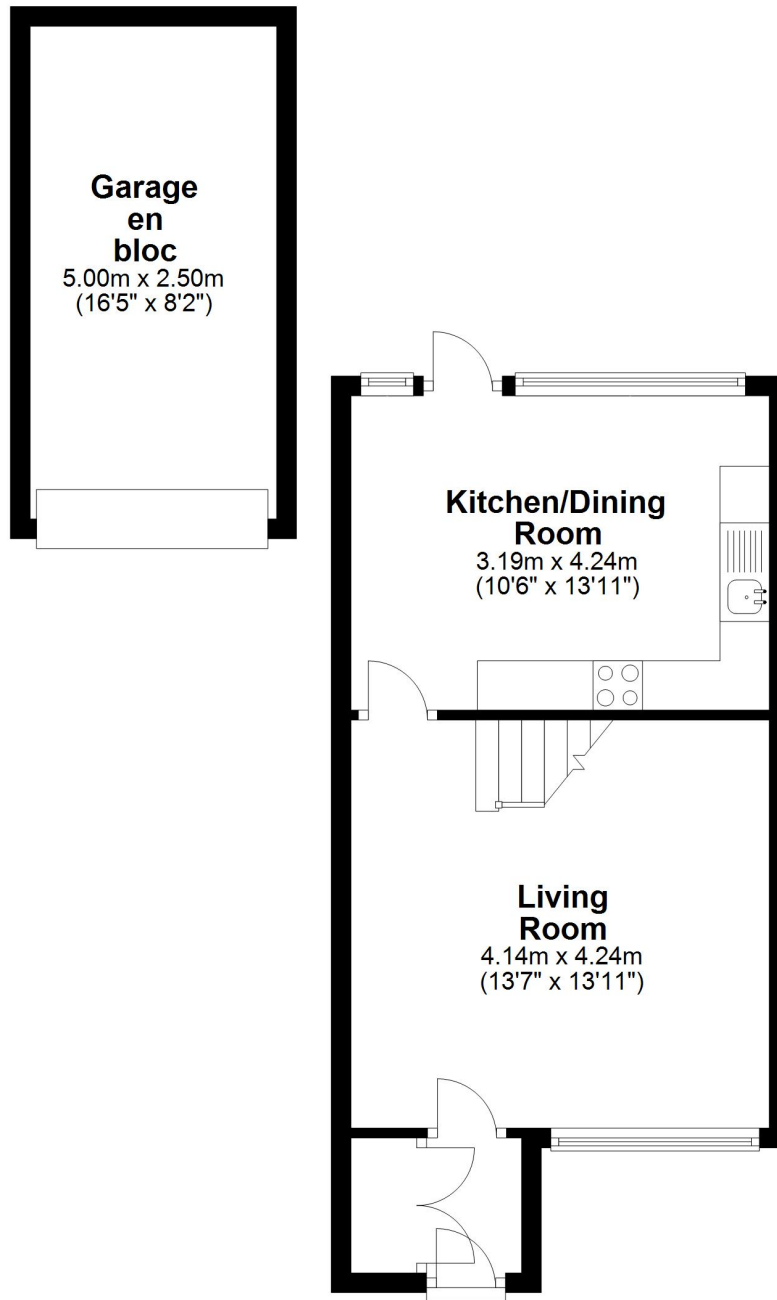
T: 01235 645645  
E: wantage@waymarkproperty.co.uk





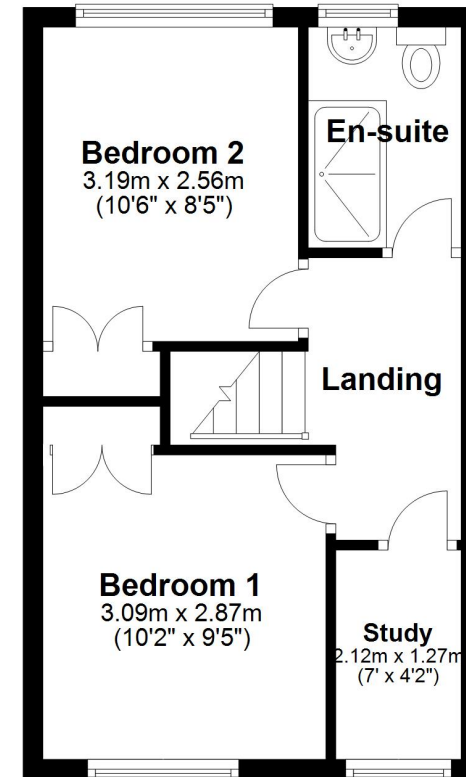
## Ground Floor

Approx. 46.5 sq. metres (501.0 sq. feet)



## First Floor

Approx. 31.4 sq. metres (338.1 sq. feet)



**Total area: approx. 78.0 sq. metres (839.1 sq. feet)**

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.

