



Sharland Close, Grove, Wantage OX12 0AF  
Oxfordshire, £260,000

Waymark

# Sharland Close, Wantage OX12 0AF

Oxfordshire

Freehold

**Generous sized living space | Garage in a block | End of cul-de-sac location | Potential to improve | No onward chain | 3 Bedrooms | Walking distance of local facilities**

## Description

This mid-terrace property offers a purchaser the opportunity to put their own stamp on a deceptively spacious home, set within an established and quiet residential location in Grove, Oxfordshire.

The property comprises on the ground floor; a kitchen to the front of the property and a useful cloakroom and separate shower. The sitting room to the rear has been extended and now offers a generous open plan living and dining space, with double doors out to the garden.

Stairs from the sitting room lead to the first floor where there are 3 bedrooms and a family bathroom.

Externally there is a pretty garden to the front of the property and an enclosed mature garden to the rear which has a useful separate access via a shared path. There is a single garage within a block allocated with the property.

Internally the property would benefit from a degree of modernisation, but does benefit from gas central heating and UPVC double glazed windows and doors.

The property is freehold and we understand is connected to mains electricity, water, gas and sewerage. The property is available to purchase with no onward chain.

## 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

Viewings by appointment.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	85
		EU Directive 2002/91/EC	



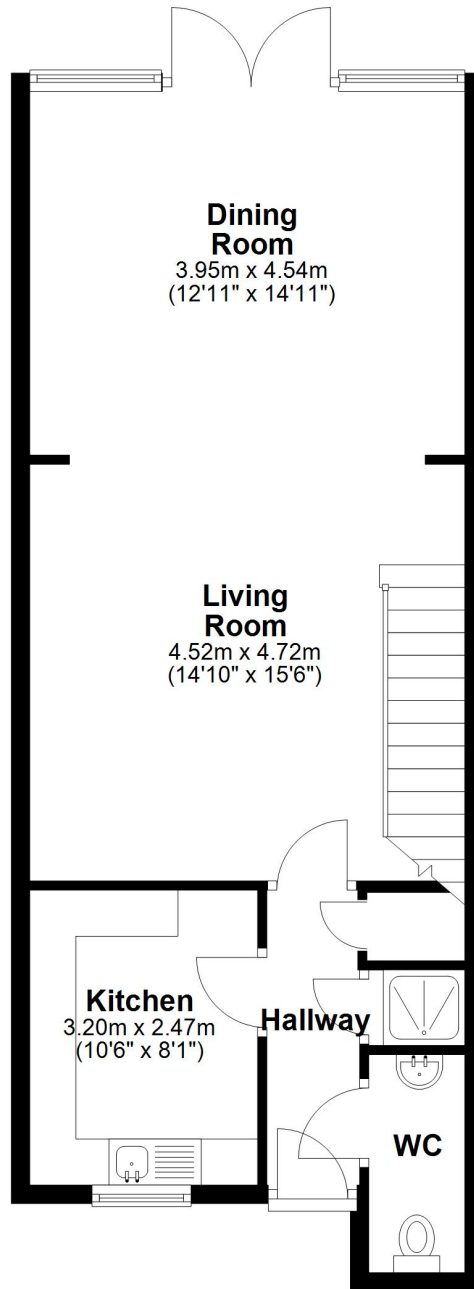
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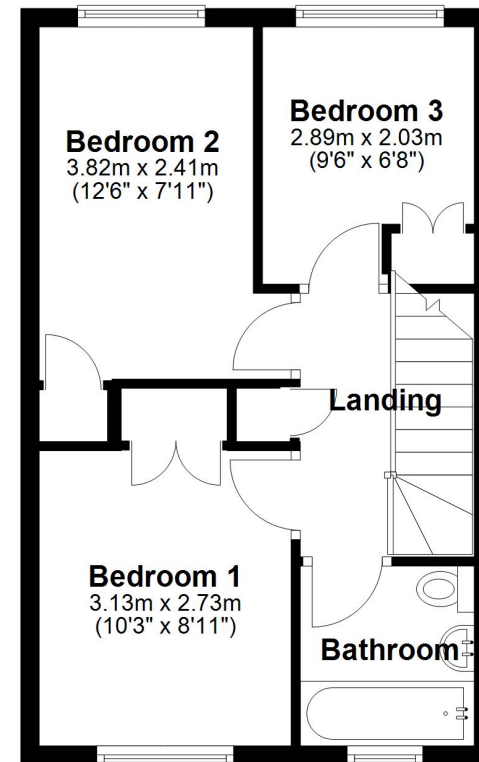
## Ground Floor

Approx. 56.3 sq. metres (606.4 sq. feet)



## First Floor

Approx. 35.8 sq. metres (385.1 sq. feet)



Total area: approx. 92.1 sq. metres (991.5 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.

