



13 De Vitre Place, Grove, Wantage OX12 0DA
Oxfordshire, Offers Over £280,000

Waymark

De Vitre Place, Wantage OX12 0DA

Oxfordshire

Freehold

Well Presented Three Bedroom Semi-Detached Home | Light & Airy Living/Dining Room & Separate Modern Re-Fitted Kitchen | Three Generous Bedrooms | New Flooring & Re-decorated Throughout | Modern Fitted Shower Room & Ground Floor Cloakroom | Enclosed East Facing Rear Garden | Popular Location, Viewing Advised!

Description

Situated in a no through road within the ever popular location of Grove, is this well presented three bedroom semi-detached home which has been much improved by the current owners and should be viewed internally to fully appreciate.

On entering the property, the entrance hall gives access to the modern recently re-fitted kitchen, spacious living/dining room with 'French' doors onto the garden. Completing the ground floor accommodation is the cloakroom and personal door leading to the garage. To the first floor you will find a landing, three generous bedrooms and a modern shower room.

The easterly facing enclosed rear garden is mainly laid to lawn with patio area and useful hard standing for the shed. There is driveway parking to the front of the property for two vehicles.

Furthermore, there property benefits from being re-decorated throughout, new flooring and a new combi boiler.

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

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

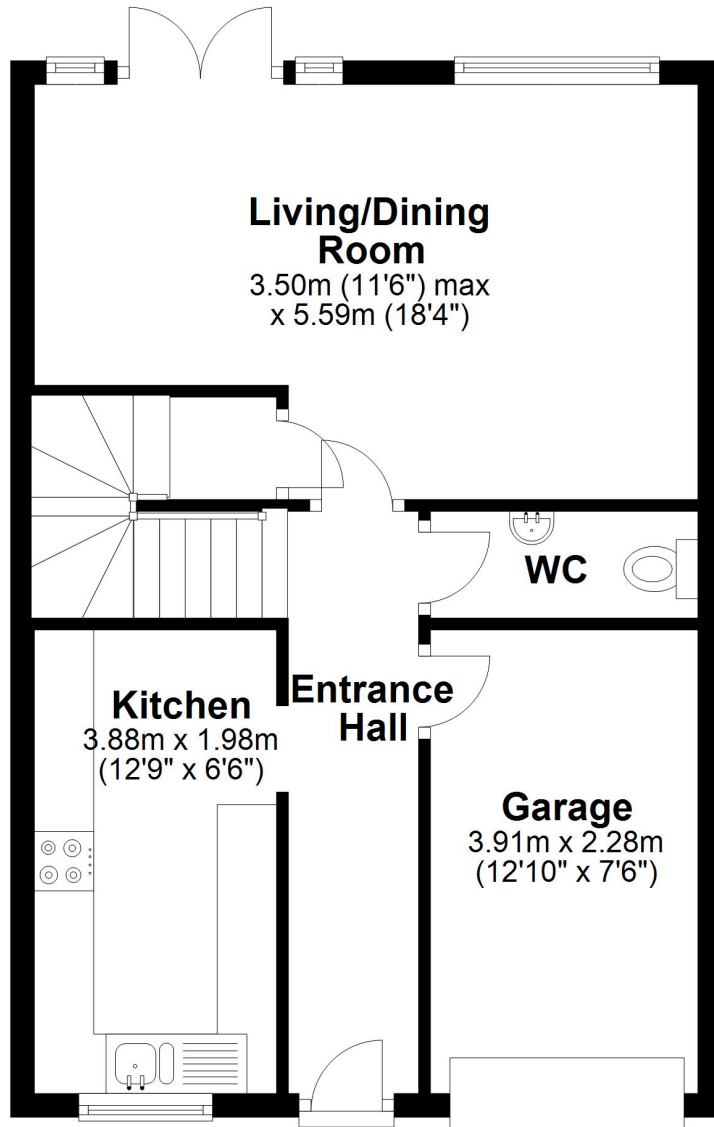
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

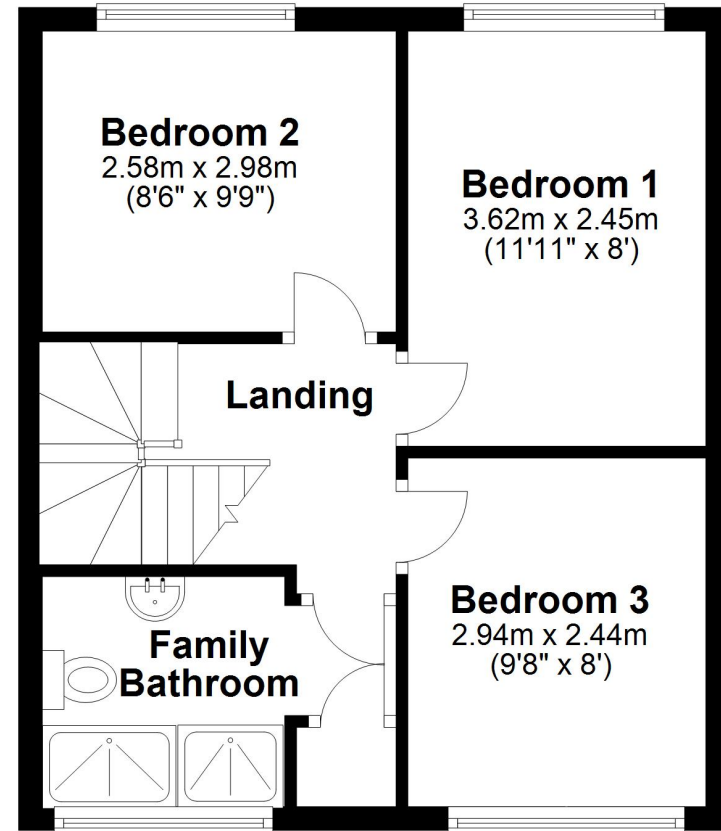
Ground Floor

Approx. 47.4 sq. metres (510.0 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



Total area: approx. 83.9 sq. metres (903.6 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.

