



16 Liberator Lane, Grove, Wantage OX12 0FW
Oxfordshire, Guide Price £325,000

Waymark

Liberator Lane, Wantage OX12 0FW

Oxfordshire

Freehold

Immaculately Presented Townhouse | Three Good Size Double Bedrooms With Ensuite To Master | Living Room & Kitchen/Dining Room With Doors Onto The Garden | Driveway Parking To The Side Providing Off Road Parking For 2/3 Cars | Further Stone Chippings Driveway To Front Providing Additional Off Road Parking | Good Size Garden For A Property Of Its Type | Ideal First Time or Investment Purchase | Popular Location, Close To Amenities

Description

Representing an ideal first time or investment purchase, is this immaculately presented three bedroom end of terrace townhouse which has been well maintained to a high standard by the current owners. Situated in the popular location of Grove, close to local amenities, the property should be viewed internally to avoid disappointment.

The light and airy accommodation briefly comprises on the ground floor of entrance hall, cloakroom, living room with useful under stairs cupboard and kitchen/dining room onto the lovely garden. The first floor consists of a modern family bathroom and two good size double bedrooms with recesses providing a useful space for wardrobes. The top floor boasts a small landing with built-in storage cupboard, a beautiful master bedroom with spacious ensuite.

Externally the property benefits from an enclosed well-tended rear garden which is of a good size for a property of its type. The landscaped rear garden includes a patio area which is perfect for outside dining and entertaining, remainder laid to lawn bordered by wooden sleepers and pretty flowers. Additionally there is hard standing with a shed which is complete with power and currently houses the tumble dryer. The front of the property is approached by a stone chippings driveway providing an off road parking space with additional driveway to the side of the home providing further off road parking for 3 cars.

The property is freehold, connected to mains gas, electric, water and

The property is heated via a gas fired boiler 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: C



Waymark
Wantage Office

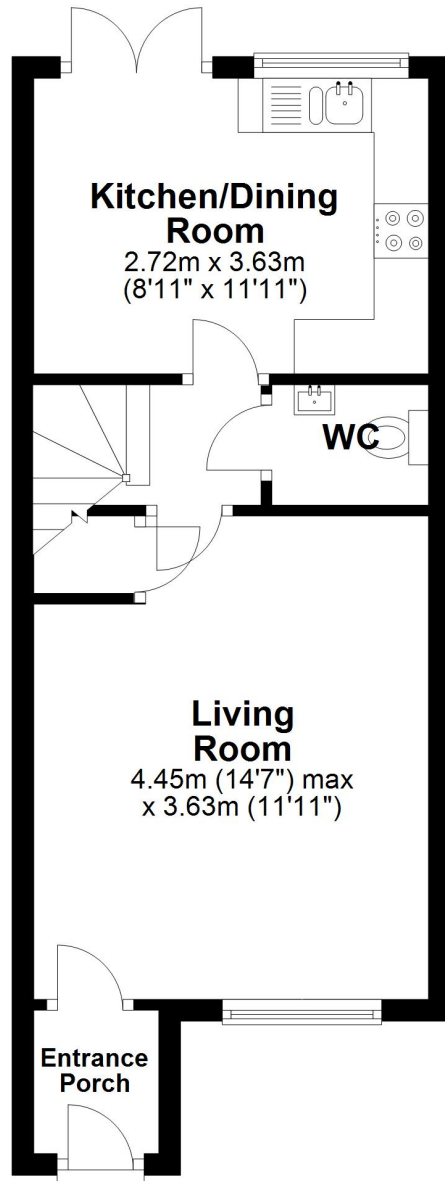
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales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

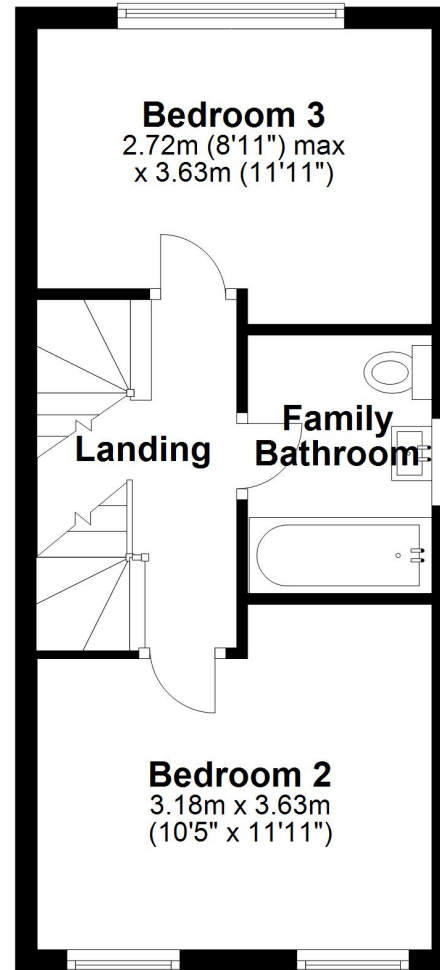
Ground Floor

Approx. 32.4 sq. metres (348.9 sq. feet)



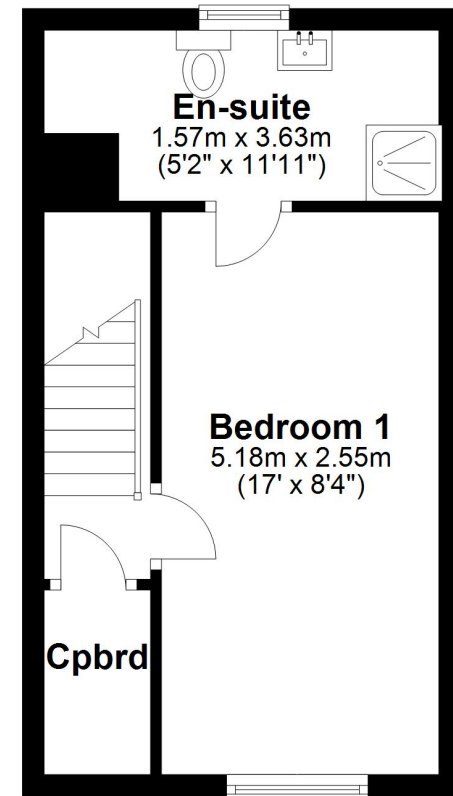
First Floor

Approx. 30.8 sq. metres (331.9 sq. feet)



Second Floor

Approx. 24.9 sq. metres (267.7 sq. feet)



Total area: approx. 88.1 sq. metres (948.5 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.

