





Wolage Drive, OX12 9FJ

Oxfordshire

Freehold

Spacious & Versatile 3/4 Bedroom Townhouse | No Onward Chain | Ideal First Time Buy or Investment Purchase | Spacious Living Room With Feature Box Bay Window | Kitchen & Separate Dining Room With 'French' Doors Onto The Garden | Generous Bedrooms With Ensuite To Master | Easy To Maintain Enclosed Rear Garden | Two Allocated Spaces To The Rear

Description

Offered for sale with no onward chain, is this spacious and versatile 3/4 bedroom townhouse conveniently positioned on the edge of Grove, providing easy access into the ever popular Market Town of Wantage. Representing an ideal first time or investment purchase, this adaptable townhouse should be viewed internally to fully appreciate all the space on offer.

The light and airy accommodation briefly comprises on the ground floor of entrance hall, cloakroom, kitchen and separate dining room with access to the useful under stairs cupboard and 'French' doors onto the garden. The first floor consists of a landing, bedroom 3 and spacious living room which is currently being used as a bedroom. The top floor boasts of a landing with airing cupboard, family bathroom and two double bedrooms with ensuite to master.

Externally, the easy to maintain enclosed rear garden includes a patio area which is ideal for outside dining with remainder laid to stone chippings. Rear pedestrian access leads to the two allocated spaces.

Material information: The property is freehold, connected in mains gas, water, electricity and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout. Please refer to 'Brochure 1' for further detailed information along with information regarding flood risk, mobile and broadband signal 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

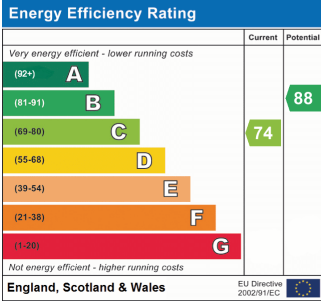
Vale of White Horse District Council.

Tax Band: D



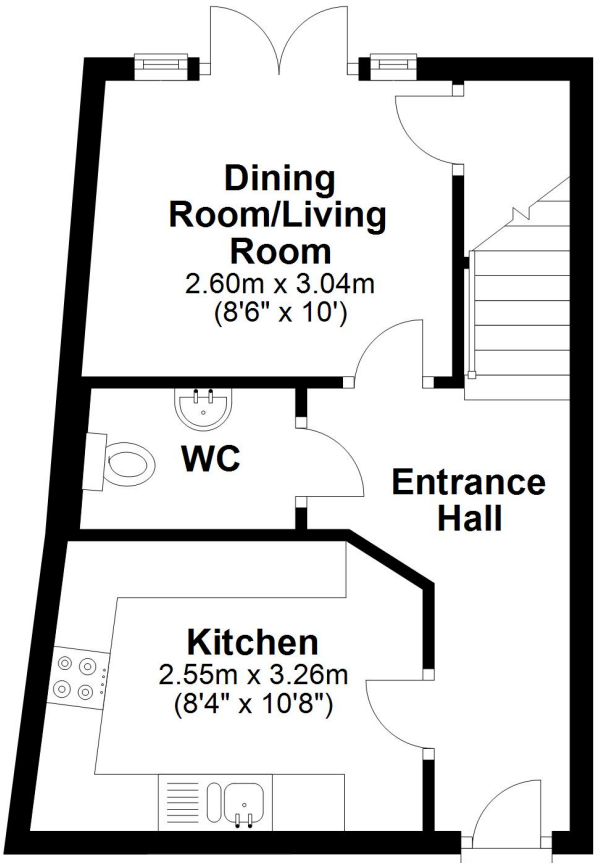
Waymark  
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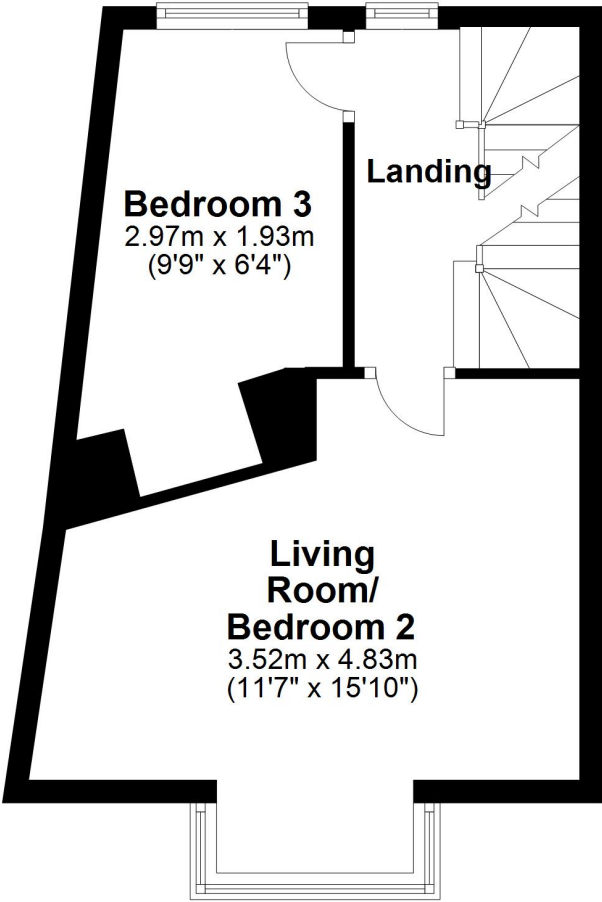
Ground Floor

Approx. 28.8 sq. metres (309.9 sq. feet)



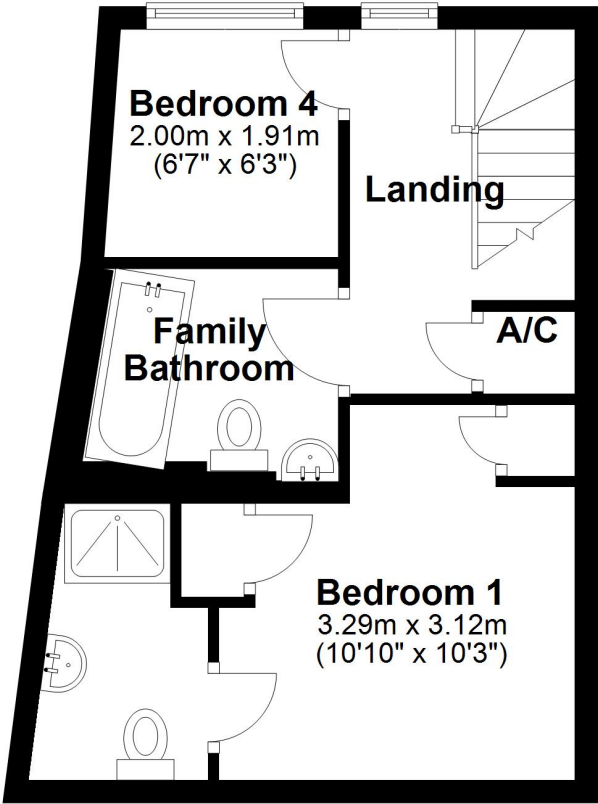
First Floor

Approx. 29.7 sq. metres (319.2 sq. feet)



Second Floor

Approx. 29.0 sq. metres (312.0 sq. feet)



Total area: approx. 87.4 sq. metres (941.0 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.