



22 Kingfishers, Grove, Wantage OX12 7JL
Oxfordshire, £215,000

Waymark

Kingfishers, Wantage OX12 7JL

Oxfordshire

Freehold

Two Bedroom Terraced House | No Onward Chain | Spacious Ground Floor Accommodation | Solar Panels | No Through Road Position | Popular Location of Grove, Close To Amenities

Description

This two-bedroom terraced property presents a fantastic opportunity for buyers looking to add value and create a home tailored to their own taste. Requiring modernisation throughout, it offers vast potential and is ideal for first-time buyers or those seeking a renovation project.

The current owners have already carried out several key improvements, including: full re-wiring of the property, replacement of all windows, removal of old asbestos flooring, preparing the home for a fresh start. Additionally, the rear extension has been partially rebuilt, now insulated, fitted with a new roof covering, and signed off by building control.

The property comprises on the ground floor of an entrance porch, good size living room through to open plan kitchen/dining room with doors out to the rear garden. Stairs from living room lead to the first floor where there are two bedrooms both with built-in storage and a family bathroom.

Externally there is an rear garden with pedestrian access leading to the garage located in a block to the rear.

Furthermore, the property is situated in a no through road within the ever popular location of Grove, close to local amenities and is offered for sale with NO ONWARD CHAIN.

The property is freehold and is connected to mains water, electricity and drainage. There are also solar panels at the property. Please refer to 'Brochure 1' for further material information.

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

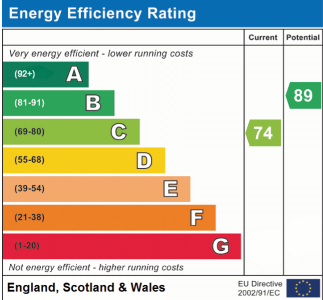
Vale of White Horse District Council.

Tax Band: C



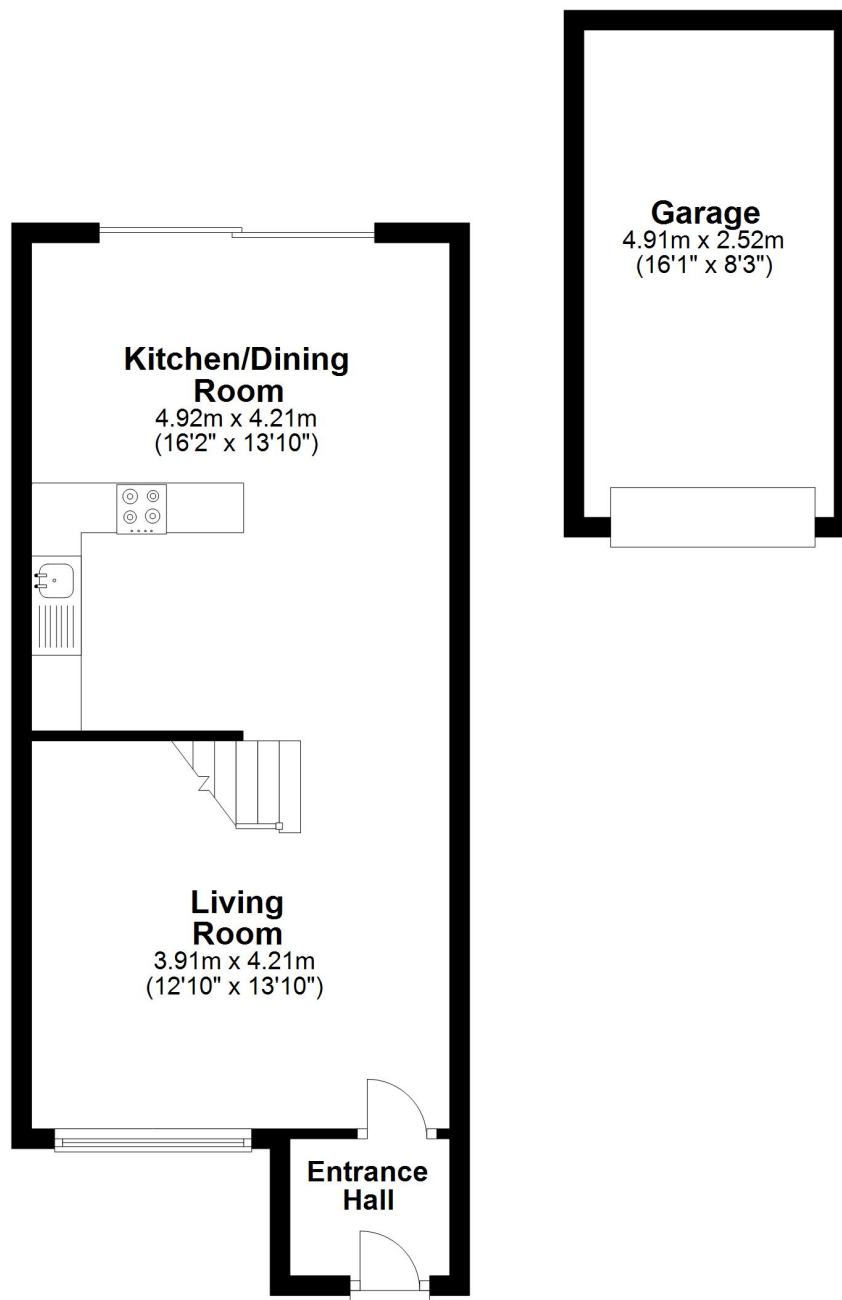
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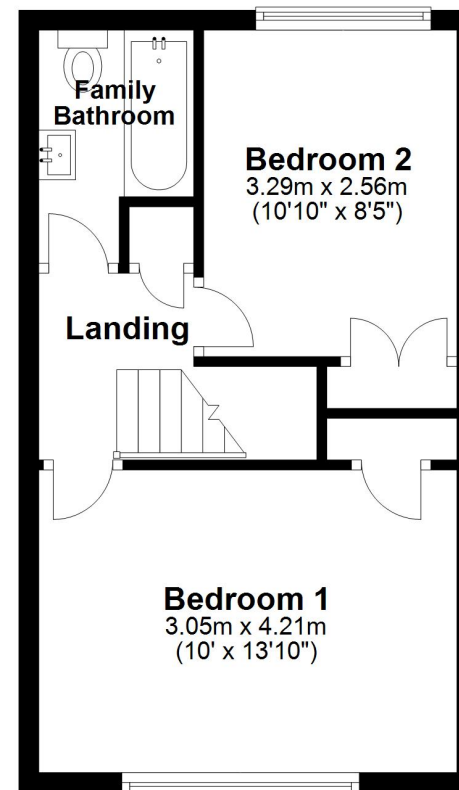
Ground Floor

Approx. 52.3 sq. metres (563.5 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.4 sq. feet)



Total area: approx. 83.9 sq. metres (902.9 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.

