



18 Brunel Crescent, Grove, Wantage OX12 0NS
Oxfordshire, Offers Over £250,000

Waymark

Brunel Crescent, Wantage OX12 0NS

Oxfordshire

Freehold

End of chain | Modern kitchen units | Gas central heating | Requiring a degree of modernisation | Single garage in a block | 3 bedrooms | Quiet cul-de-sac location

Description

The property is a delightful mid-terrace 2 storey house, offering a purchaser the opportunity to improve and put their own stamp on it.

Accessed across a small front garden, the front door leads into a hallway. To the right is the kitchen which is fitted with a range of floor and wall mounted units. To the rear of the property is the sitting/dining room which has a door out to the rear garden.

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

Externally, to the rear is a garden which provides a paved seating area, raised beds, lawn and a brick built storage shed at the far end. A gate from the garden onto a footpath provides access for garden projects etc. There is a garage in a block nearby.

The property is freehold, is heated centrally via a gas fired boiler and has UPVC double glazed windows throughout. The property would benefit from a degree of modernisation.

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

Viewing by appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: C



Waymark
Wantage Office

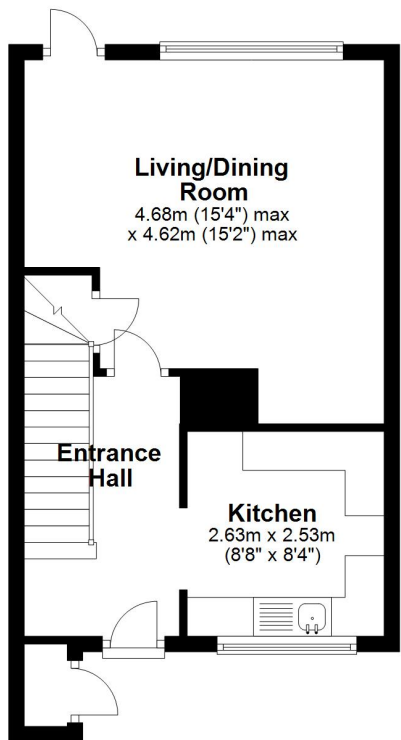
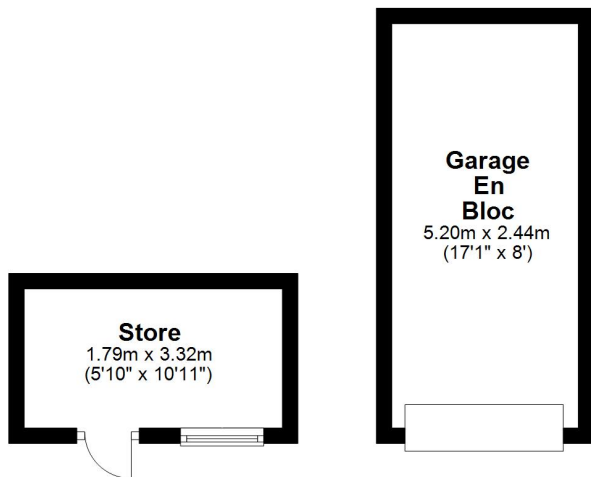
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		90
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

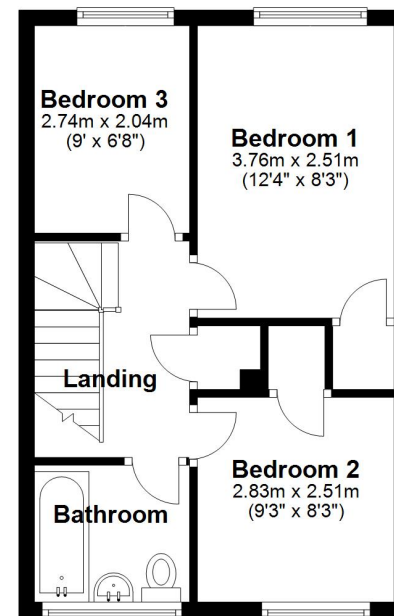
Ground Floor

Approx. 53.6 sq. metres (576.6 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.6 sq. feet)



Total area: approx. 88.6 sq. metres (954.2 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.

