



22 Ashdown Way, Grove OX12 0AG  
Oxfordshire, £240,000

Waymark



# Ashdown Way, Wantage OX12 0AG

Oxfordshire

Freehold

**No onward chain | Three bedroom family home offering vast potential | Convenient Location Within Walking Distance To Local Amenities | Good sized bedrooms | Enclosed rear garden | Requiring a degree of modernisation**

## Description

An ideal first time or investment purchase, this three bedroom terraced family home offers vast potential and is situated in a quiet no through road within a popular residential location in Grove.

The property comprises on the ground floor; an entrance hall with storage cupboard, cloakroom, spacious kitchen/dining room and a light and airy living room with a door out to the rear garden. Stairs from the hall lead to the first floor where there are three generous sized bedrooms and a family bathroom.

Externally there is an enclosed rear garden which is mainly laid to lawn with a patio area, perfect for outside dining, along with a brick built store. There is ample off road parking for residents and visitors to the front of the property.

The property is freehold and we understand is connected to mains gas, water, electric, and drainage. The property is heated by a gas fired boiler and there are UPVC windows and doors throughout. The property would benefit from a degree of modernisation throughout. The property is available with no onward chain.

## 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 Millbrook, Grove Church of England primary school, and Wantage Primary Academy. Kings Alfred's Academy 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

Viewings by appointment only please.

## Local Authority

Vale of White Horse District Council

Tax Band: C



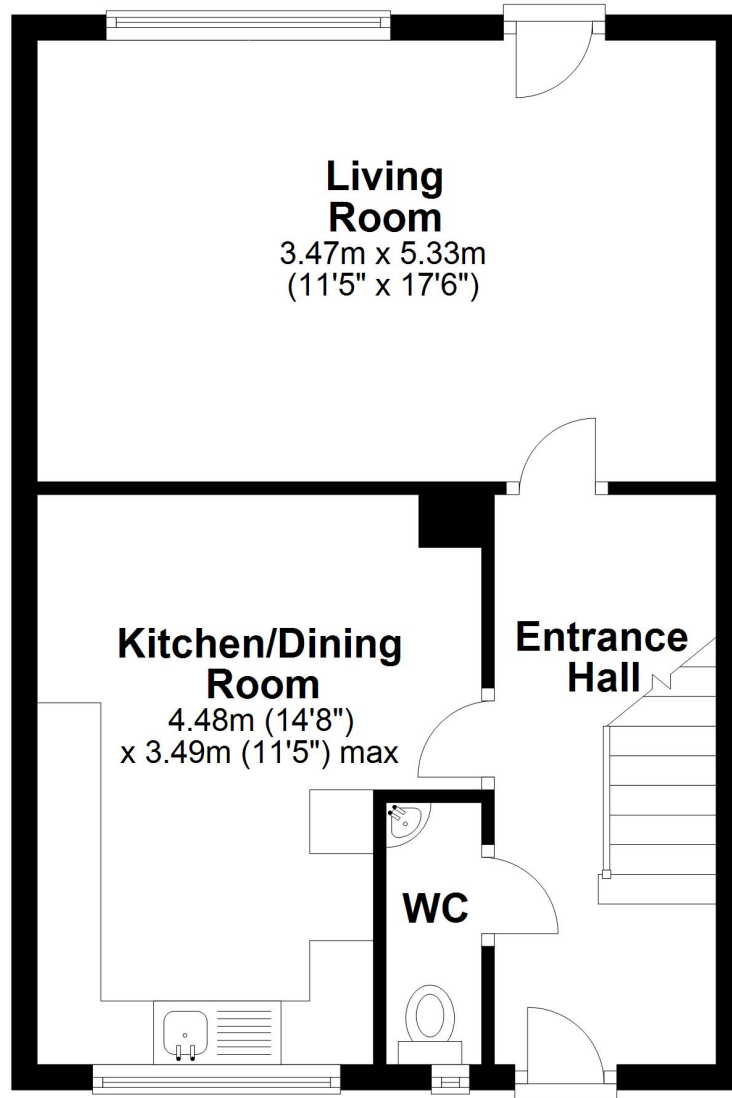
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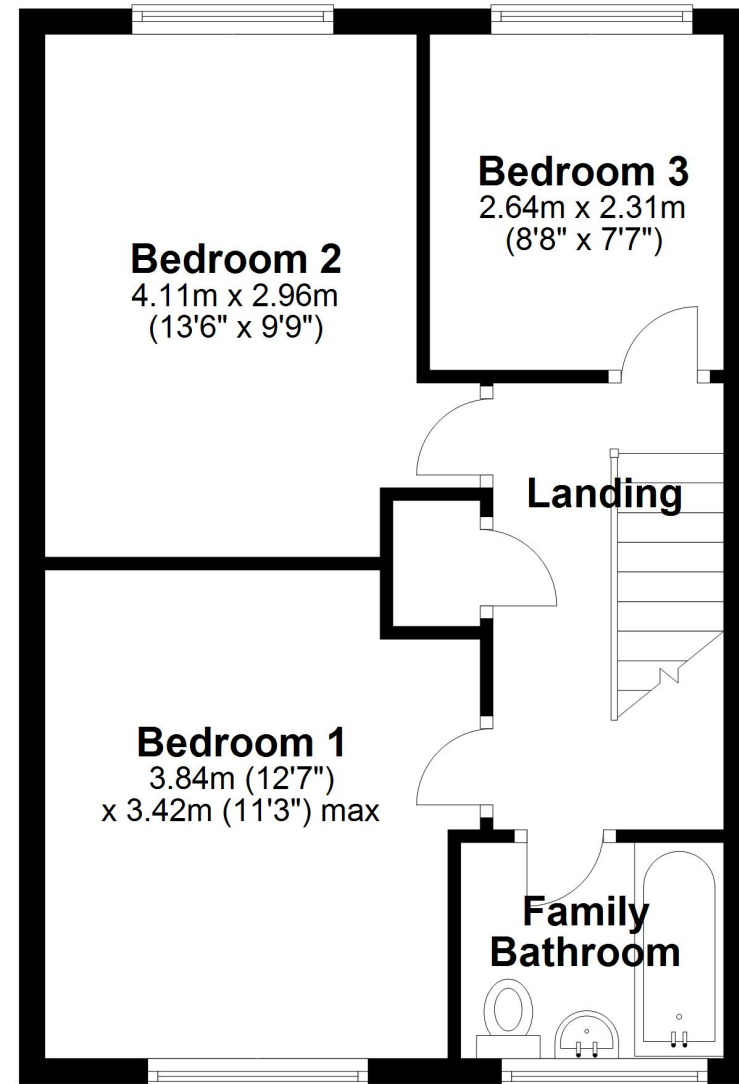
## Ground Floor

Approx. 42.9 sq. metres (461.9 sq. feet)



## First Floor

Approx. 43.1 sq. metres (463.7 sq. feet)



**Total area: approx. 86.0 sq. metres (925.6 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.

