





# Wick Green, Wantage OX12 0AS

Oxfordshire

Freehold

No onward chain | Renovation project | Potential to extend (subject to planning) | Large west facing rear garden | Off-street driveway parking | Established residential location

## Description

Located in an established residential area on the northern edge of Grove is this exciting opportunity to purchase a 3 bedroom semi-detached property, requiring renovation and enjoying large front and rear gardens and being offered to the market with no onward chain.

Accessed across a generous sized front garden, the front door leads into a central hallway. To the left is a dining room and to the rear is a sitting room which leads into the kitchen. Beyond the kitchen are two useful storage rooms and a cloakroom accessed off a lobby area, which also has access out to the side garden.

Stairs from the generous sized hall lead to the first floor where there are three good sized bedrooms and a wet room.

Externally to the front is a generous sized front garden and a gated driveway providing off-street parking. The gardens wrap around the side to the rear and opens out to a large area of lawn.

The property does require some modernisation but benefits from gas central heating and UPVC double glazed windows and doors. The property is freehold and we understand is connected to mains water, drainage, electricity and gas.

## 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

Viewings are by appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: C



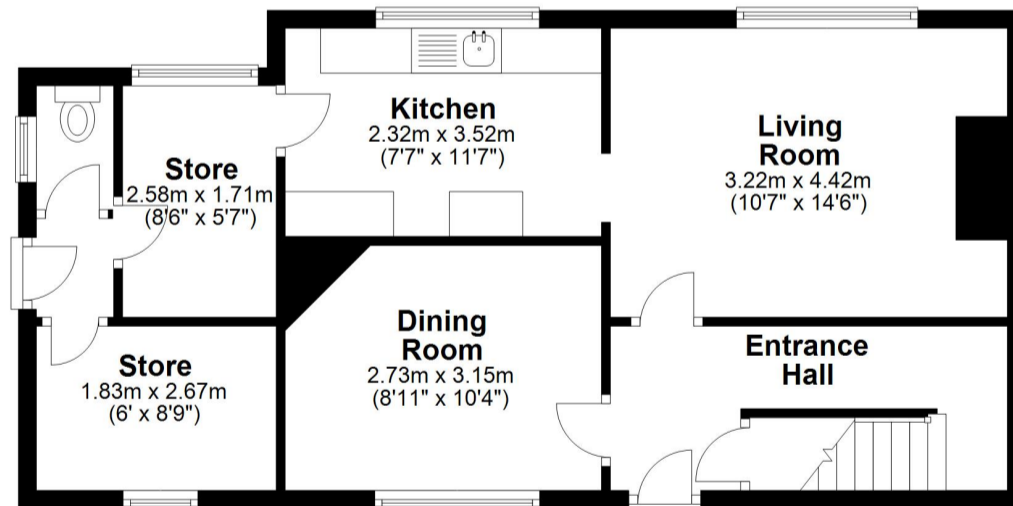
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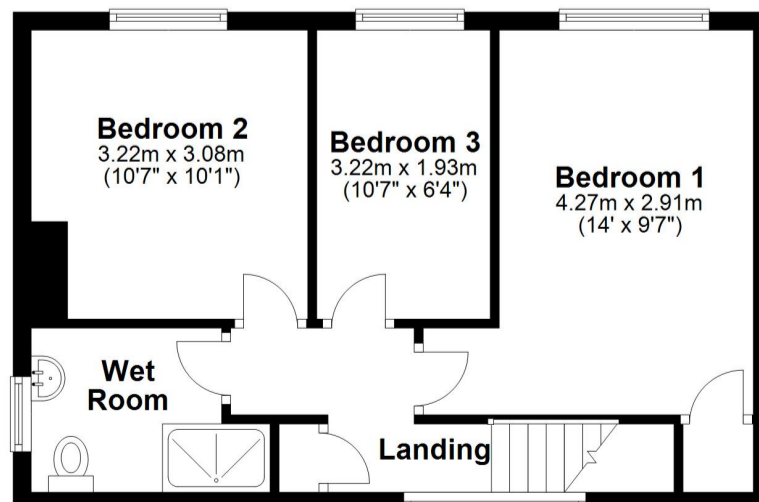
## Ground Floor

Approx. 52.9 sq. metres (569.3 sq. feet)



## First Floor

Approx. 41.6 sq. metres (447.6 sq. feet)



Total area: approx. 94.5 sq. metres (1016.9 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.

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