



36 Liberator Lane, Grove, Wantage OX12 0FW
Oxfordshire, £325,000

Waymark

Liberator Lane, Wantage OX12 0FW

Oxfordshire

Freehold

Beautiful Three Bedroom End of Terrace Home | Modern Kitchen With Additional Cabinetry & Work Surface | Living/Dining Room With Feature Built-in Dining Area | Ideal First Time or Investment Purchase | Well Presented & Improved By The Current Owners | Three Generous Double Bedrooms With Ensuite To Master | Driveway Parking To The Side of The Property

Description

Representing an ideal first time or investment purchase, is this well presented and improved three bedroom semi-detached property, which should be viewed at the earliest opportunity to avoid disappointment.

The entrance porch provides an ideal space for coats and shoes, leading through to the spacious living/dining room, which features a built-in dining area. The modern kitchen has been thoughtfully upgraded with additional cabinets and worktops, as well as integrated appliances including an oven, four-ring gas hob, and fridge/freezer. French doors open directly onto the lovely rear garden, while a convenient cloakroom completes the ground floor accommodation. Upstairs, the landing gives access to two generous double bedrooms and a stylish family bathroom. On the top floor, you will find a useful storage cupboard and access into the impressive master bedroom suite, which boasts built-in wardrobes, a dressing table, and a spacious modern ensuite.

Externally, the beautifully landscaped rear garden offers a generous patio area, perfect for outdoor dining or relaxing, with the remainder laid to lawn and complemented by a charming fruit tree. Attractive flower and shrub borders complete this well-tended space, creating a delightful setting to enjoy throughout the seasons. Tucked to the side of the property is a practical space, ideal for a good-sized shed, which also provides side pedestrian access to the driveway parking. To the front, a small lawned area enhances the property's kerb appeal and also offers potential for additional parking (STP), if required.

Furthermore, the property is located within the ever popular and convenient Wellington Gate development, providing easy access to local amenities and into the sought-after Market Town of Wantage.

Material Information - the property is freehold, connected to mains gas, water, electricity and drainage. The property is heated via a gas fired combi boiler which is annually serviced and there is uPVC double glazing throughout. There will be an estate

management fee for the maintenance of the development, however, this is only payable once the development is complete which we believe to be by 2029.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(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	

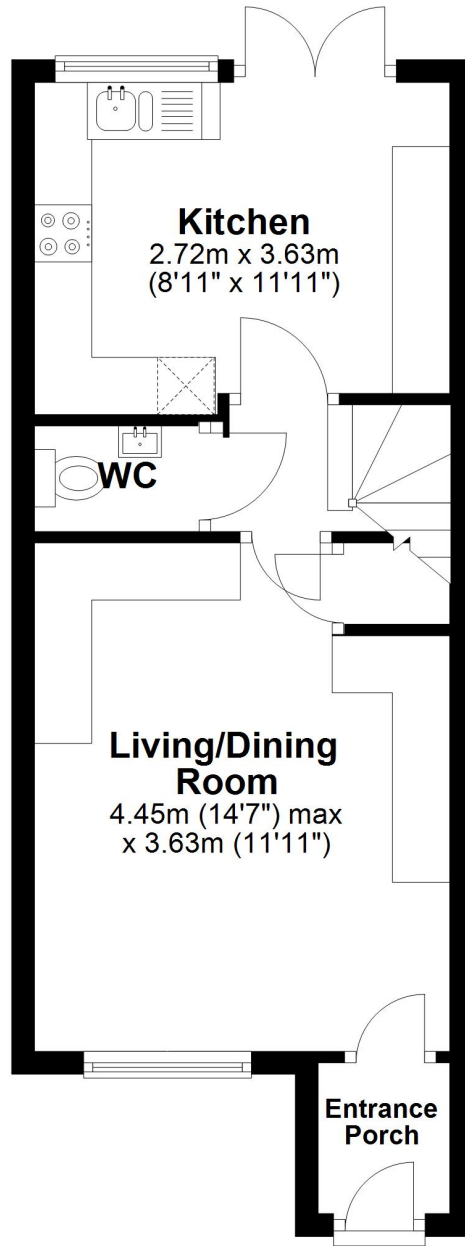


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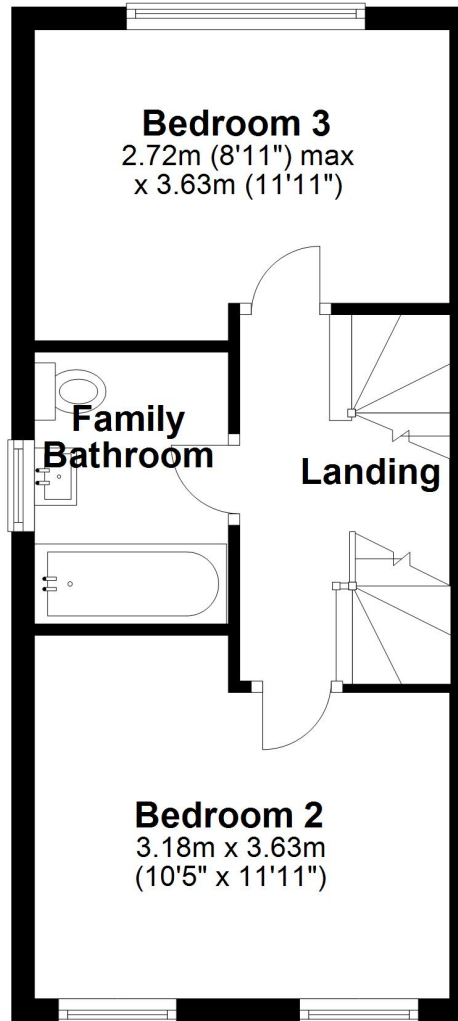
Ground Floor

Approx. 32.4 sq. metres (348.6 sq. feet)



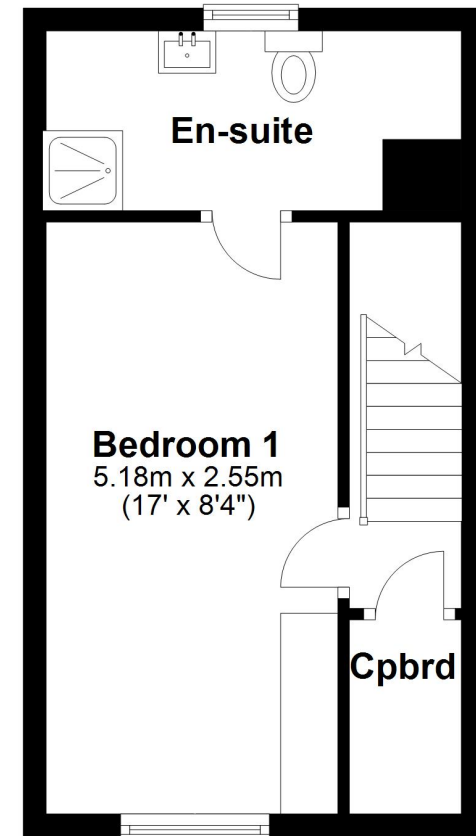
First Floor

Approx. 30.8 sq. metres (331.9 sq. feet)



Second Floor

Approx. 24.9 sq. metres (267.7 sq. feet)



Total area: approx. 88.1 sq. metres (948.2 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.

