



22 Kingfishers, Grove, Wantage, Oxfordshire OX12 7JL
Oxfordshire, Offers in Excess of £180,000

Kingfishers, Wantage OX12 7JL

Oxfordshire

Freehold

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

Description

Requiring a full renovation, this two bedroom terraced property is in need of cosmetic attention and modernisation throughout and is offered for sale with no onward chain.

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 enclosed rear garden and 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.

The property is freehold and is connected to mains water, electricity and drainage. There are also solar panels at the property.

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.



Waymark
Wantage Office

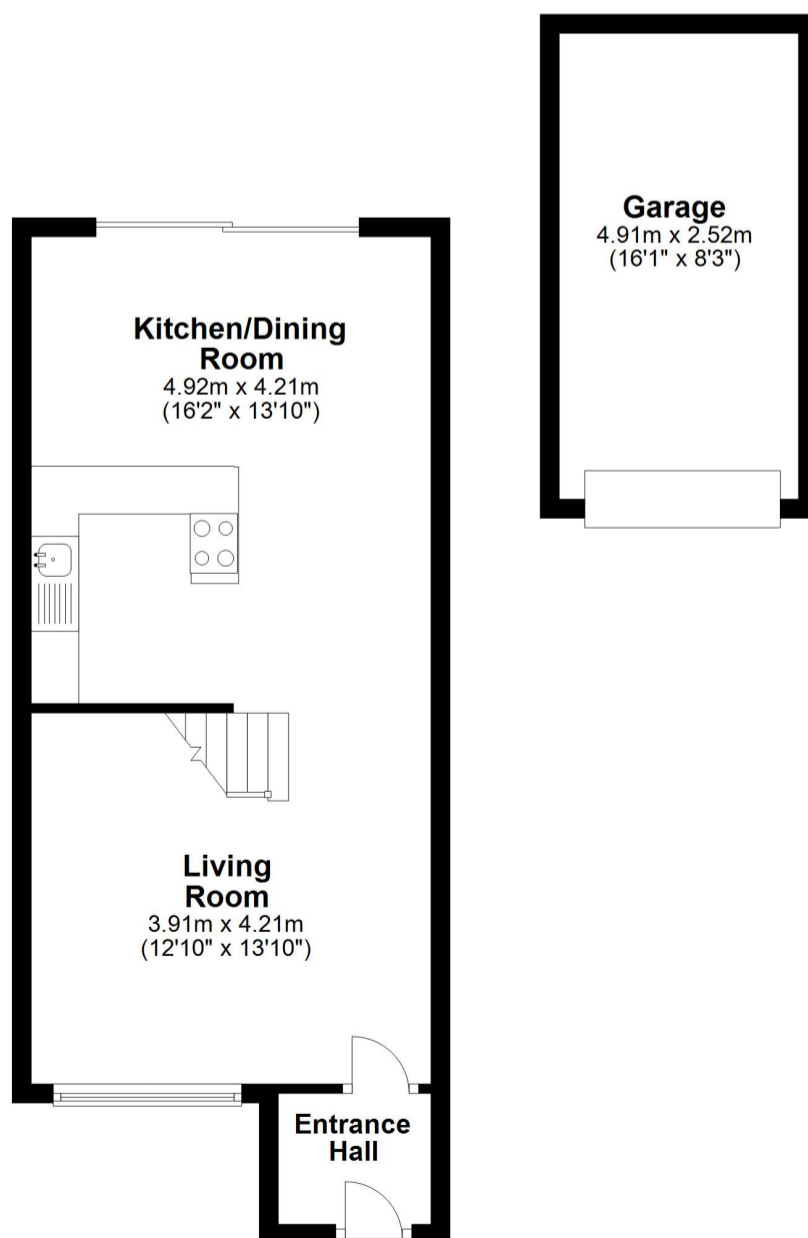
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	74	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

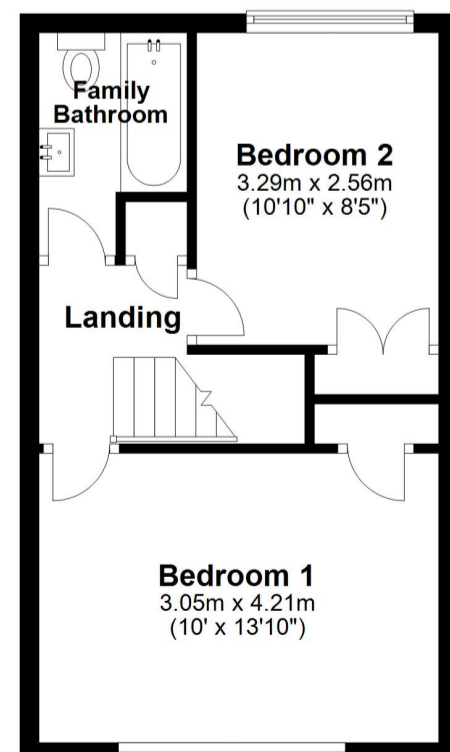
Ground Floor

Approx. 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)

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.