



21 Sentinel Street, Grove, Wantage OX12 0FY  
Oxfordshire, £280,000

Waymark



# Sentinel Street, Wantage OX12 0FY

Oxfordshire

Freehold

**Immaculate Two Bedroom Semi-Detached Property | Generous Double Bedrooms | Modern Fitted Family Bathroom & Ground Floor Cloakroom | Modern Kitchen/Dining Room With Built-In Appliances & Additional Cabinets | Landscaped, South Facing Rear Garden | Two Allocated Parking Spaces To The Front | No Onward Chain - Viewing Highly Advised!**

## Description

Offered for sale with no onward chain is this immaculate two bedroom semi-detached property which has been maintained to an exceptionally high standard by the current owner. Representing an ideal first time or investment purchase, this well presented property should be viewed at the earliest opportunity to avoid disappointment.

The property briefly comprises on the ground floor of entrance hall, cloakroom, light and airy living room along a modern kitchen/dining room complete with built-in appliances and additional wall and floor mounted cabinets with 'French' doors onto the garden. The first floor boasts a landing, modern family bathroom and two good size double bedrooms with a large wardrobe to the master and a built-in over stairs storage to the second bedroom.

Externally the south facing, landscaped rear garden includes a large patio area which is perfect for outside seating and entertaining, with remainder laid to lawn and hard standing with shed. Additionally there are two allocated parking spaces to the front of the property.

Furthermore, the property is situated on the edge of the Wellington Gate development within the popular location of Grove, close to local bus routes and amenities.

The property is freehold, connected to mains gas, electric, water and

drainage. The property is heated via a gas fired combi boiler and there is uPVC double glazing throughout. Constructed by Persimmon Homes in 2020, there are c.6 years remaining on the NHBC.

## 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+)	<b>A</b>		97
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	82	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



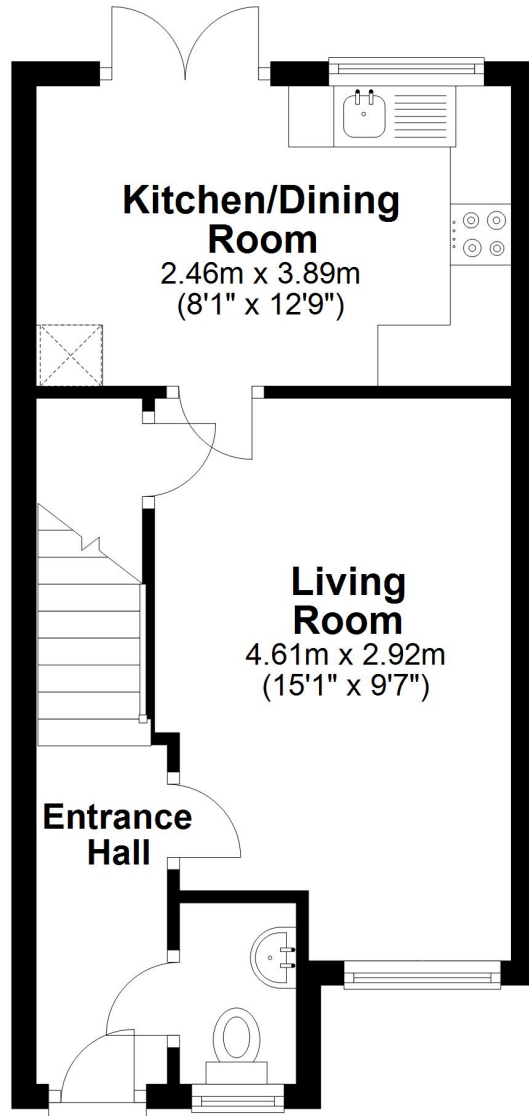
**Waymark**  
**Wantage Office**

T: 01235 645645

E: wantage@waymarkproperty.co.uk

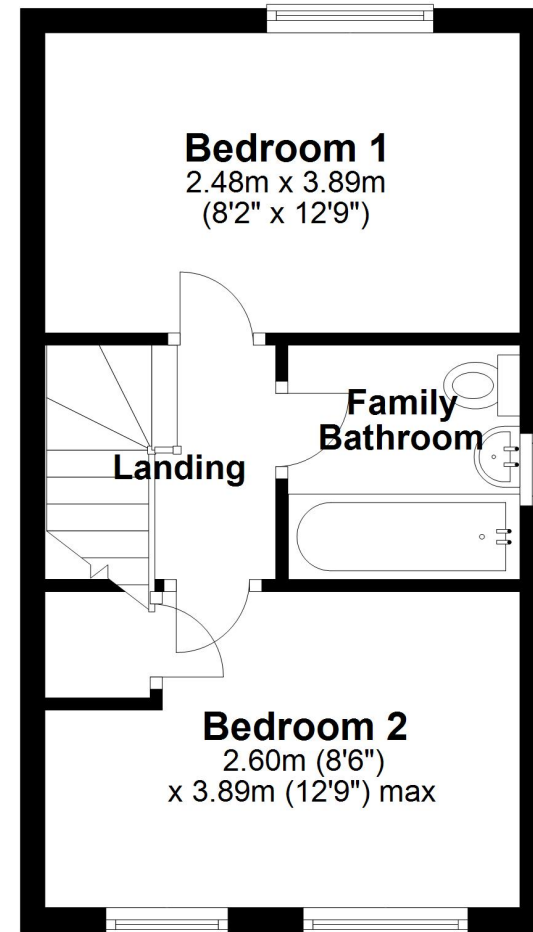
## Ground Floor

Approx. 30.0 sq. metres (323.4 sq. feet)



## First Floor

Approx. 28.0 sq. metres (301.3 sq. feet)



**Total area: approx. 58.0 sq. metres (624.7 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.

