



4 Queens Row, Grove, OX12 7FH
£370,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Stunning three bedroom semi detached home with adjoining garage and close to local amenities.

The property comprises entrance hall, cloakroom, large sitting room, bright kitchen / diner to the rear with built in appliances including integrated oven hob fridge / freezer washing machine and dishwasher and double doors to the garden.

To the first floor three great size bedrooms of which the master benefits from ensuite shower room and a further family bathroom.

Outside the enclosed rear garden has a gated side access and is mainly laid to lawn with a large upgraded patio and brick built kitchen area, a further decked area to the rear garden and a doorway leads into the garage. To the front of the property is the detached single garage and driveway parking.

Estate Maintenance charge £tbc

Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics and mains drains. Driveway parking and garage. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Modern Three Bedroom Semi
- Entrance
- Cloakroom
- Sitting Room
- Kitchen / Dining Room
- Master Bedroom with En-Suite
- Two further Bedrooms
- Family Bathroom
- Single Garage
- Council Tax: C; EPC Rating: B

The Location

Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of every day facilities including Millbrook and Grove Church of England primary schools local park two public houses and a parade of shops on Main Street with a further small precinct in Saville Way. Located c. 13 miles southwest of the historical university city of Oxford Grove has some of the finest schooling on its doorstep. Grove and nearby Wantage together offer a broad range of shopping leisure and sporting facilities. It is also well served by communications with access to the A34 connecting to the M4 in the south and the M40 in the north. There is a mainline station at Didcot (c.9 miles) offering a fast service to London Paddington c. 40 minutes.

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

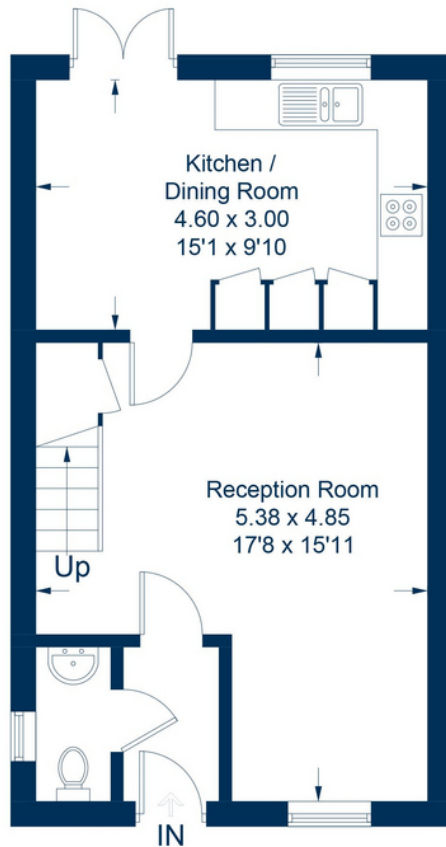
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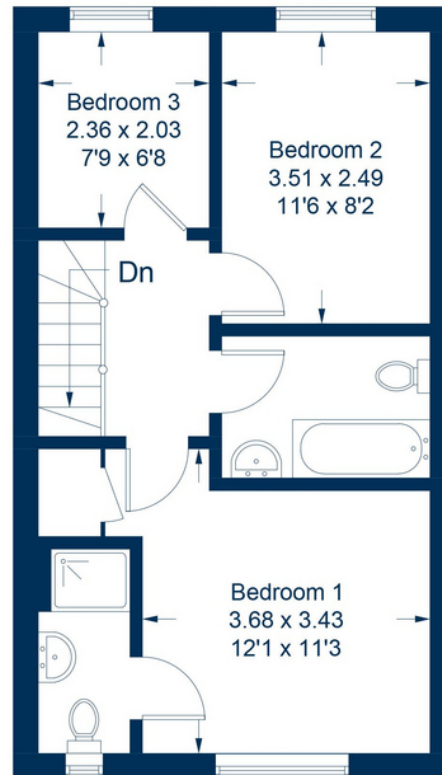
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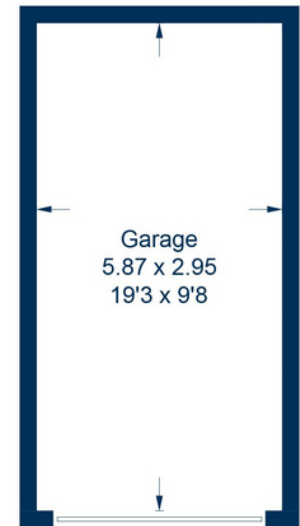
Approximate Gross Internal Area
Ground Floor = 41 sq m / 441 sq ft
First Floor = 40.6 sq m / 437 sq ft
Garage = 17.2 sq m / 185 sq ft
Total = 98.8 sq m / 1,063 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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