



24 Columbia Way, Grove, OX12 0QJ  
£269,950 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Spacious three bedroom property located on a quiet walkway with nearby allocated parking and close to local shops and amenities. No onward chain.

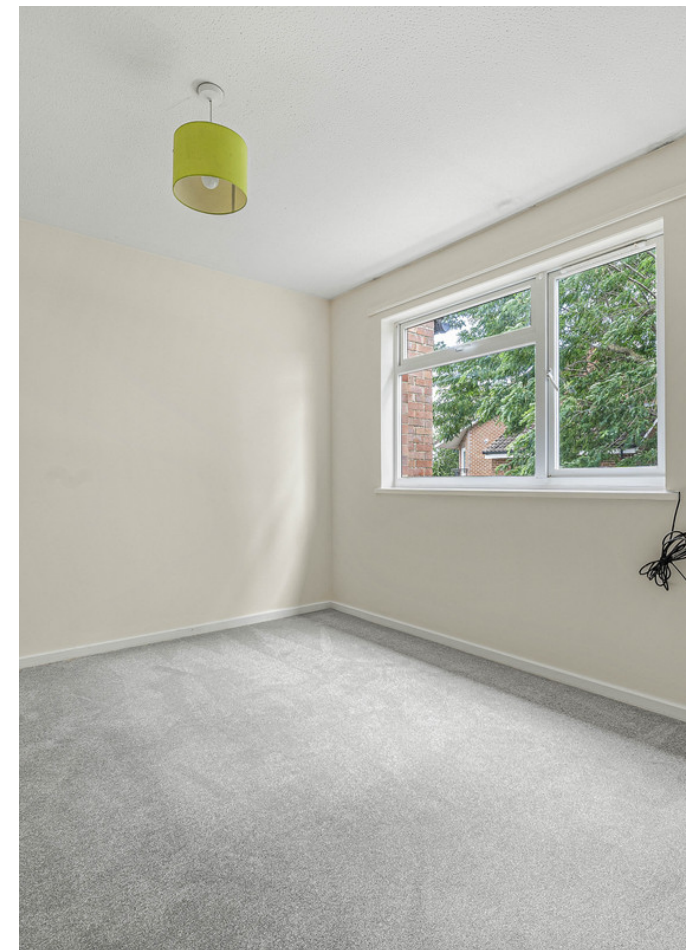
The property comprises entrance hall leading to a kitchen with a number of base and wall units. Large sitting room at the rear with good degree of natural light from large windows and door leading to the rear garden. To the first floor three bedrooms of which the two larger double bedrooms both have fitted storage and a family bathroom.

Outside the front is accessed off a quiet pedestrian walkway with pleasant garden, parking for two vehicles very nearby, the rear garden is mainly laid to lawn. Other benefits include a recent redecoration and new carpets through the stairs, landing and bedrooms.

Please note: The boiler is not working and a new system is required.

Some material information to note: Freehold property. Warm air central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard 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 unaware of any planning permissions in place that would negatively affect the property. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





## Key Features

- Three bedrooms
- Kitchen
- Sitting room
- Allocated parking
- Rear garden
- Close to local shops
- Family bathroom
- Council Tax band C, EPC: D

## The Location

Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday 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 Savile 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.9miles) offering a fast service to London Paddington c.40 minutes.

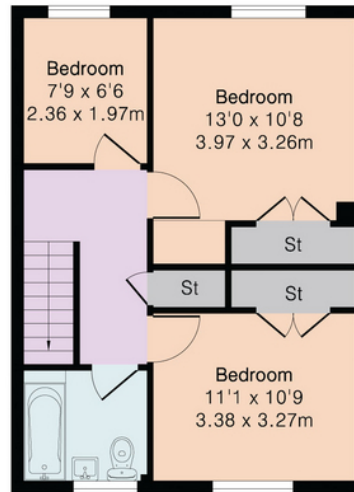
**Approximate Gross Internal Area 860 sq ft - 80 sq m**

Ground Floor Area 430 sq ft – 40 sq m

First Floor Area 430 sq ft – 40 sq m



Ground Floor



First Floor

Thomas Merrifield and their clients give notice that:

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.

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