



14 Norseman Road, Wantage, OX12 0GB

Offers In Excess Of £300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented three bedroom semi detached property situated on a popular development close to local shops and amenities.

The accommodation comprises entrance hall, cloakroom, spacious sitting room with storage cupboard, modern stylish kitchen / dining room with French doors onto the garden. The kitchen has a range of eye and base level units with built in appliances including oven, hob, extractor, fridge / freezer and washer / dryer.

To the first floor is a master bedroom with built in storage and an ensuite shower room, a second double bedroom, a single bedroom and family bathroom.

Outside the private enclosed rear garden has a large patio, artificial lawn and rear access gate. To the front of the property is driveway parking for two cars.

Some material information to note: Freehold property. Gas 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 not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Three bedroom semi detached
- Kitchen / dining room
- Sitting room
- Cloakroom
- Master bedroom with ensuite shower
- Driveway parking
- Private rear garden
- Council Tax Band: C, EPC Rating: B

The Location

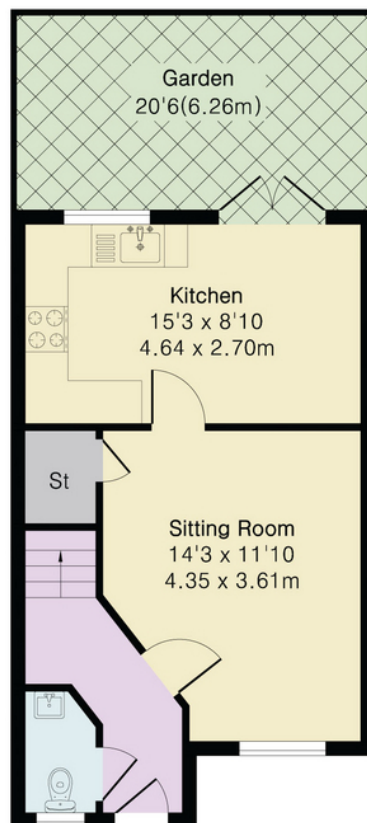
Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook and Grove Church of England primary schools, local park, two public houses and a parade of shops on main street with a further small precinct in Savile Way. Located 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.



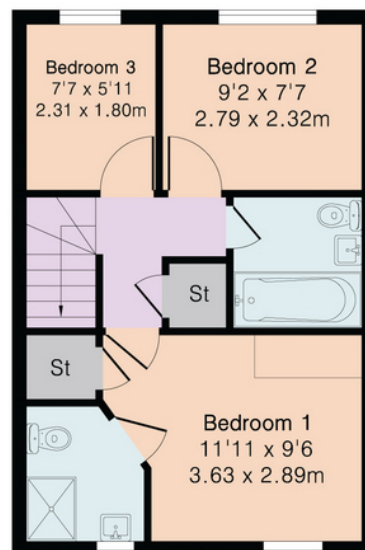
Approximate Gross Internal Area 756 sq ft - 70 sq m

Ground Floor Area 390 sq ft – 36 sq m

First Floor Area 366 sq ft – 34 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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