



DOUGLAS & SIMMONS



35, White Horse Crescent, Grove
Wantage, Oxfordshire

35 White Horse Crescent, Grove, Wantage, Oxfordshire, OX12 0PZ

Guide Price £260,000 Freehold

A two bedroom mid terrace property located in this popular location overlooking a green, with a garage in a nearby block.

- **Modern kitchen • Living/dining room • Dining/garden room • Garage in a nearby block • 2 good sized bedrooms • Family bathroom • Gas central heating**



LOCATION

Grove is currently the largest village within the Vale of White Horse. The village caters for your local day to day needs with two shopping precincts, two primary schools, churches, restaurants and pubs, a library, regular bus services and a good range of health facilities. The adjacent attractive market town of Wantage (well-deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award') offers further comprehensive shopping, leisure, recreational and health facilities, as well as King Alfred's Academy (comprehensive school) and additional primary schools. Grove is well sited in South Oxfordshire with excellent road links to the A34 via the A417, which in turn leads to the M40 in the north and the M4 in the south and also the A338 Abingdon, Oxford – Swindon route. Didcot is situated to the east with a main line train station to London (Paddington 45mins). Business links include Williams F1 and the Grove Technology Park. More information on the many activities, events and clubs in the village can be found on the dedicated website <http://www.grove-oxon.org.uk/>.

DESCRIPTION

A two bedroom mid terrace property located in this popular location overlooking a green, with a garage in a nearby block.

The accommodation comprises; entrance porch, living room, and a high quality modern kitchen with an integrated range style cooker, extractor hob and oak units. A light and airy garden room is located to the rear of the property with patio doors opening out onto the garden.

To the first floor there are two good sized bedrooms, one with built in wardrobe. There is also a family bathroom with bath and overhead shower. Outside, the property affords an enclosed rear garden with patio and lawn area, as well as a garage in a nearby block.

The property is in need of some re-decoration.

Offered for sale with the benefit of no ongoing chain.

SERVICES

All main services connected.
Gas fired heating to radiators.

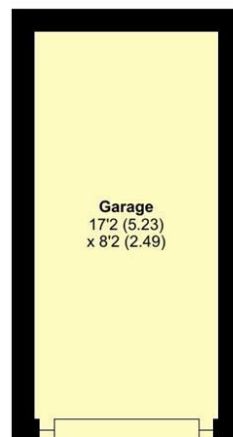
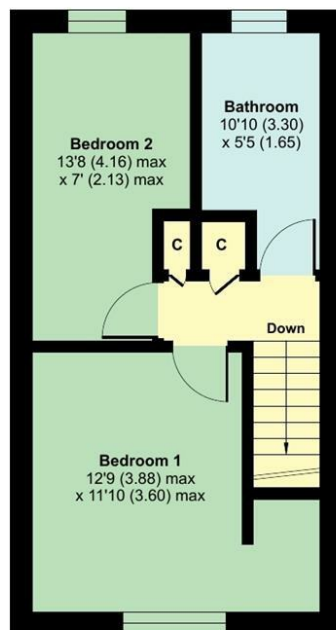
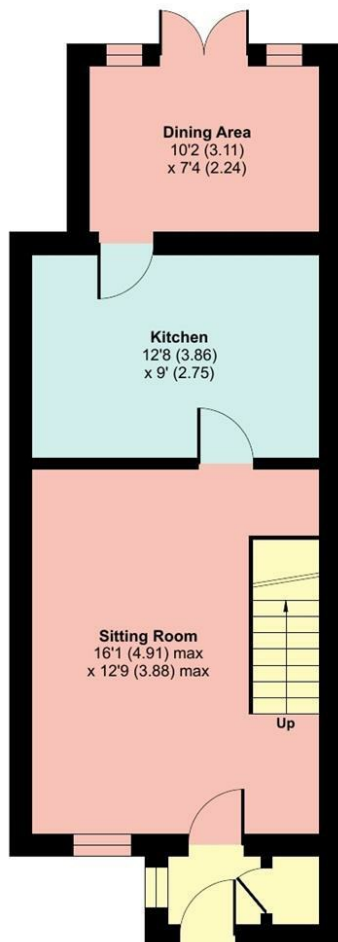
FLOOR AREA

906.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND C





White Horse Crescent, Grove, Wantage, OX12

Approximate Area = 766 sq ft / 71.1 sq m

Garage = 140 sq ft / 13 sq m

Total = 906 sq ft / 84.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	79
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

DIRECTIONS TO OX12 OPZ

what3words:///spearing.wound.lifeguard As indicated by our D&S 'For Sale' sign

Other Material Information:

- Ofcom Checker indicates availability good outdoor and variable in home for EE, O2 and Vodafone with good outdoor availability for Three.

- Ofcom checker indicates standard and ultrafast broadband is available at this property

- Government portal highlights this area as low flood risk

- We are unaware of any planning permissions that could negatively affect the property

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate. **GRD 022026**

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons



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