



120 Grove Street, Wantage

In Excess of **£300,000**

Waymark

120 Grove Street

Wantage, Wantage

This charming three bedroom period property is offered to the market with NO ONWARD CHAIN and is conveniently located within walking distance of Wantage Market Place providing easy access to local amenities.

The accommodation is full of character and comprises an entrance hall, a dining room with understairs storage, and a bright dual-aspect living room that enjoys plenty of natural light and benefits from a feature gas fire. The kitchen offers direct access to the enclosed rear garden, and there is also a ground floor cloakroom for added convenience. Upstairs, there are three well proportioned bedrooms, two of which include built-in wardrobes and a family bathroom complete with a bath and shower.

Outside, the property benefits from a private, fully enclosed and easy to maintain rear garden. Directly behind the garden is a tandem driveway providing off-road parking for two cars, ensuring convenient parking.

This delightful period home offers vast potential, all in a sought-after central location close to local shops, cafés, and amenities. Representing an ideal first time or investment purchase, this property should be viewed to avoid disappointment.

Material information - The property is freehold, connected to mains water, electricity and gas. The property is heated via a gas fire and there is uPVC double glazing throughout.



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Wantage, Wantage

Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: C

- Charming Three Bedroom Period Property
- NO ONWARD CHAIN
- Large Dual Aspect Living Room
- Kitchen & Separate Dining Room
- Three Good Size Bedrooms
- Enclosed Easy To Maintain Rear Garden
- Driveway Parking For 2 Cars
- Prominent Location In Wantage, Close To Amenities

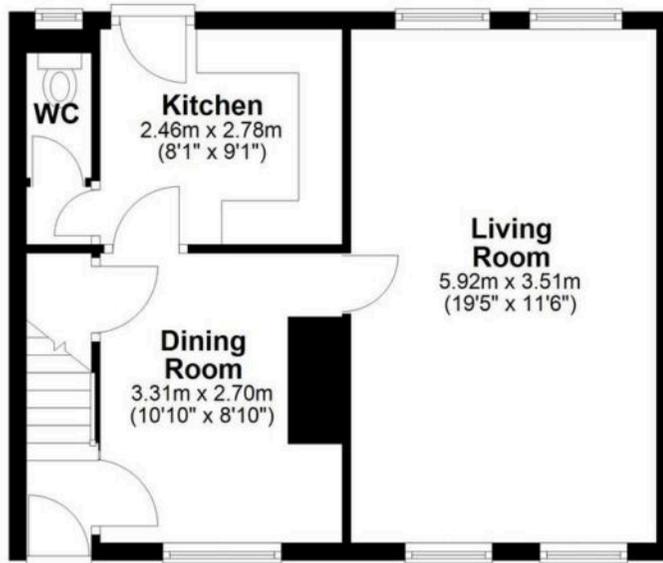






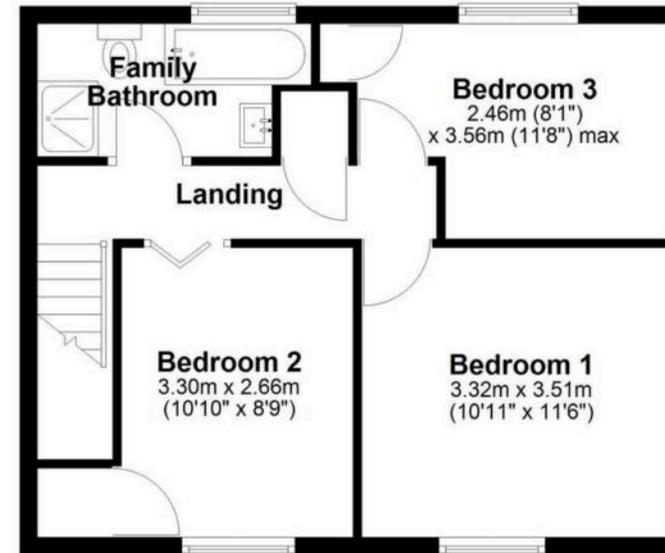
Ground Floor

Approx. 42.4 sq. metres (456.2 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.7 sq. feet)



Total area: approx. 85.0 sq. metres (915.0 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Wantage

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