



16 Kennet Close, Grove

In Excess of **£265,000**

Waymark

16 Kennet Close

Grove, Wantage

A much improved and well presented two bedroom townhouse with a newly fitted kitchen and a single garage immediately to the rear garden with access.

Located in a mature cul-de-sac in Grove, this spacious two bedroom terrace property would make an ideal first time buyers home. On the ground floor there is an entrance lobby leading into the 16ft sitting room featuring a large window to the front, coat cupboard and stairs to the first floor. To the rear of the house is the newly fitted kitchen/breakfast room with attractive shaker style wall and base cabinets and window and door overlooking the rear garden. On the first floor there are two well proportioned bedrooms, the master bedroom has built in wardrobes, the bathroom has an electric shower over the bath and window to the rear. There is gas fired central heating and double glazing throughout.

Externally, to the front of the property is a gravelled front garden with pathway to the front door. The rear is easily maintained with a central block paved patio and flower borders to the sides, there is a wooden pergola adjacent to the workshop and fencing to both sides. It also has the additional benefit of having direct pedestrian access to the single garage at the rear and one parking space in front.

Material Information – The property is freehold, connected to mains water, electricity, gas and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout.





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Grove, Wantage

Grove is a large village conveniently located just outside the popular market town of Wantage in the heart of the Vale of White Horse. The village enjoys a wide range of local amenities suitable for everyday needs. There are excellent transport links offering easy access to Wantage (c.1.5 miles), Faringdon (c.10 miles), Oxford (c.15 miles), A34 and A420. Local schooling includes both Millbrook and Grove Church of England primary schools. St Alfred's is the local secondary school and is located in Wantage. Didcot Parkway railway station with fast links to London Paddington (37 minutes) is located just 9 miles away.

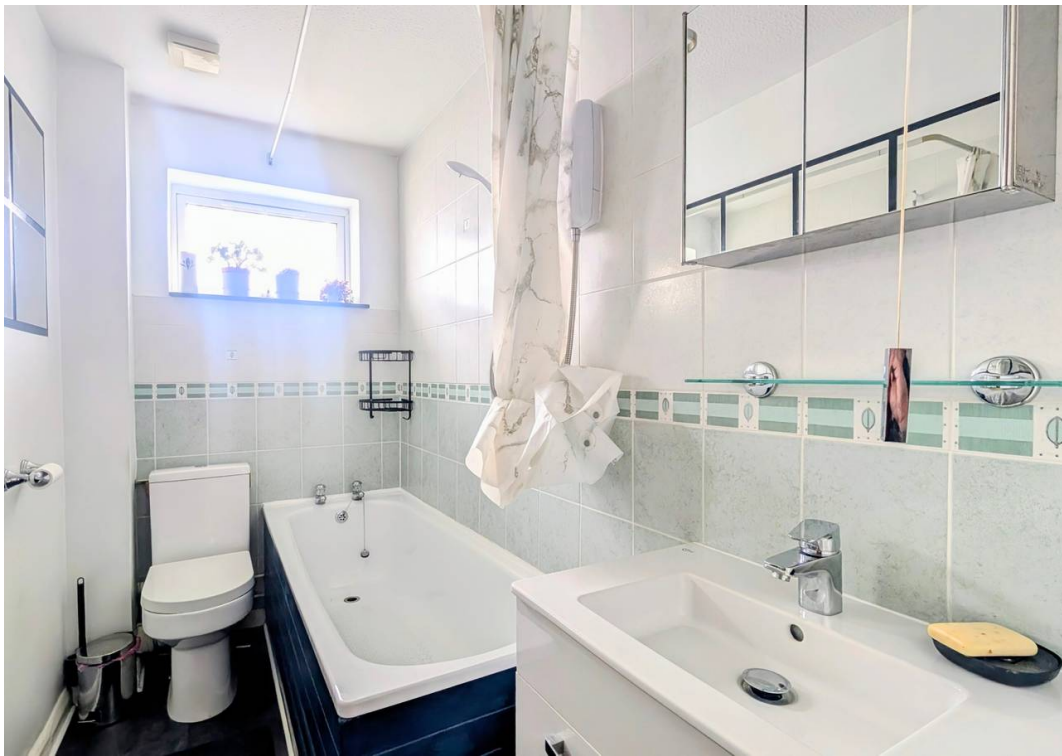
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

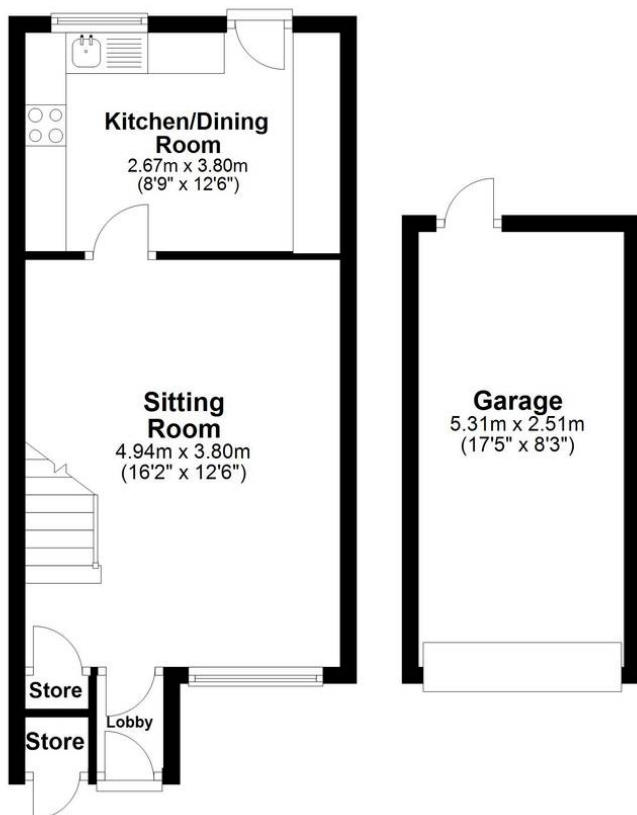
EPC Environmental Impact Rating: C

- Well Presented Two Bedroom Home
- Two Double Bedrooms
- Newly Refurbished Kitchen
- Good Sized Sitting Room
- Double Glazing and Gas Central Heating
- Single Garage with Direct Rear Access



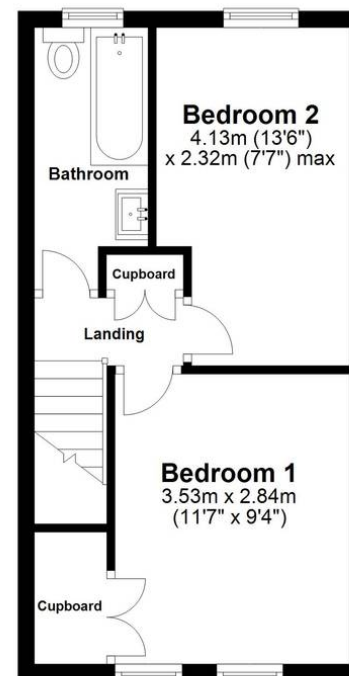
Ground Floor

Approx. 31.4 sq. metres (337.8 sq. feet)
(excluding Garage, Workshop)



First Floor

Approx. 29.6 sq. metres (318.2 sq. feet)



Total area: approx. 60.9 sq. metres (656.0 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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