

21 Bateman Place, Grove

£310,000

Waymark

21 Bateman Place

Grove, Wantage

A well-presented three-bedroom terraced home, offering light and airy accommodation throughout. Representing an ideal first-time or investment purchase, the property is conveniently located close to local amenities.

The ground floor comprises an entrance hall with a convenient cloakroom, a good-sized living room with useful under-stairs storage, and a beautifully presented kitchen/dining room. The kitchen offers ample space for a dining table and chairs, while French doors open directly onto the rear garden, allowing plenty of natural light to flood the space and creating an ideal setting for both everyday living and entertaining.

To the first floor, the landing benefits from a useful storage cupboard and provides access to three bedrooms, including a master bedroom where the en-suite facilities have been removed and the space is currently plastered over to create additional wardrobe or study space. The plumbing remains in place should the new owner wish to reinstate the en-suite. Completing the first floor is a modern family bathroom.

Externally, the property enjoys an enclosed rear garden with a sunny south-westerly aspect. The garden features a patio area, ideal for outdoor dining and entertaining, with the remainder predominantly laid to lawn and wooden sleepers to one side providing space for planting. Side pedestrian access adds further convenience. To the front, the property benefits from two allocated parking spaces, providing valuable off-road parking.



21 Bateman Place

Grove, Wantage

The property is situated in a popular and convenient location within Grove, with local amenities and bus routes close by. The nearby market town of Wantage is also easily accessible, offering a wider range of shops, cafés, restaurants and leisure facilities.

Material Information: The property is freehold and connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler which was replaced to a combi boiler in 2023, and there is uPVC double glazing throughout. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor, variable in-home with EE and Vodafone. Good outdoor with EE O2 and Three according to https://checker.ofcom.org.uk however, please check as mobile networks may wary. Broadband - Ultrafast available according to https://checker.ofcom.org.uk. We are not aware of any current or proposed planning developments, planning permissions or restrictive covenants that would adversely affect the property. There will be an estate management fee for the maintenance of the development, however, this is only payable once the development is complete which we believe to be by 2029.





21 Bateman Place

Grove, Wantage

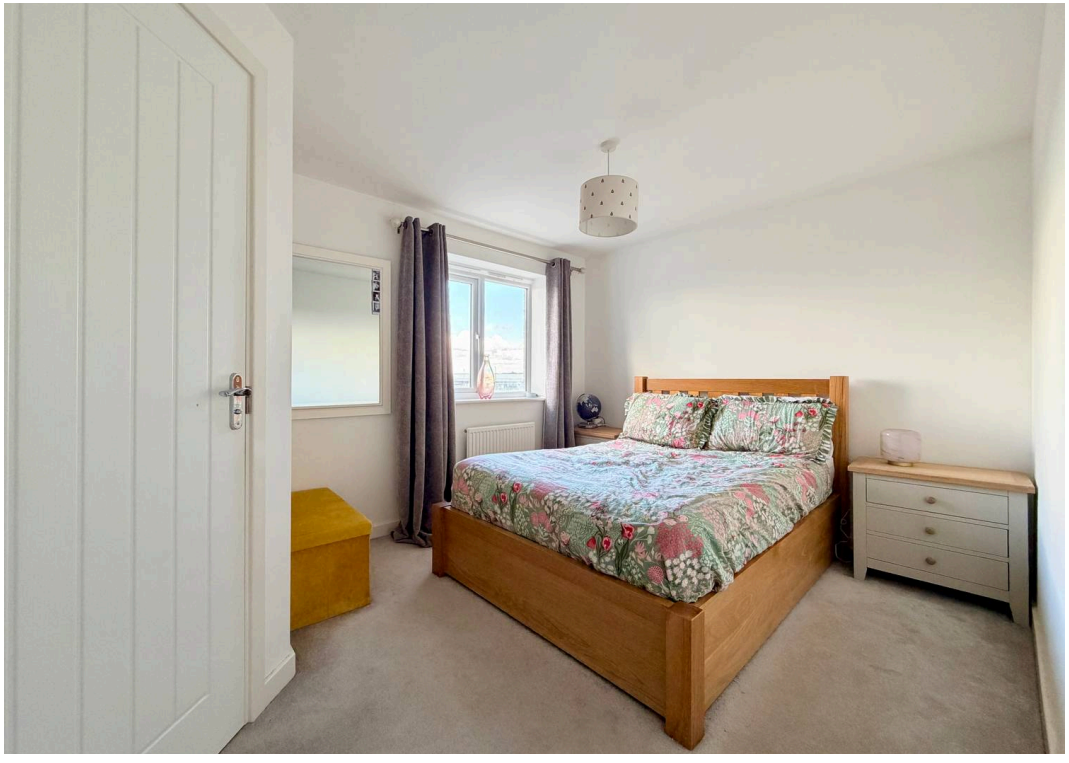
Grove is a large village conveniently located just outside the popular market town of Wantage in the heart of the Vale of White Horse. The village enjoys a wide range of local amenities suitable for everyday needs. There are excellent transport links offering easy access to Wantage (c.1.5 miles), Faringdon (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: C

Tenure: Freehold

- Modern Three Bedroom Terraced Home
- Beautiful Kitchen/Dining Room With Doors Onto Garden
- Bright & Airy Living Room
- Ground Floor Cloakroom & Modern Family Bathroom
- Enclosed South-Westerly Facing Garden
- Two Allocated Parking Spaces To The Front
- Popular & Convenient Wellington Gate Development







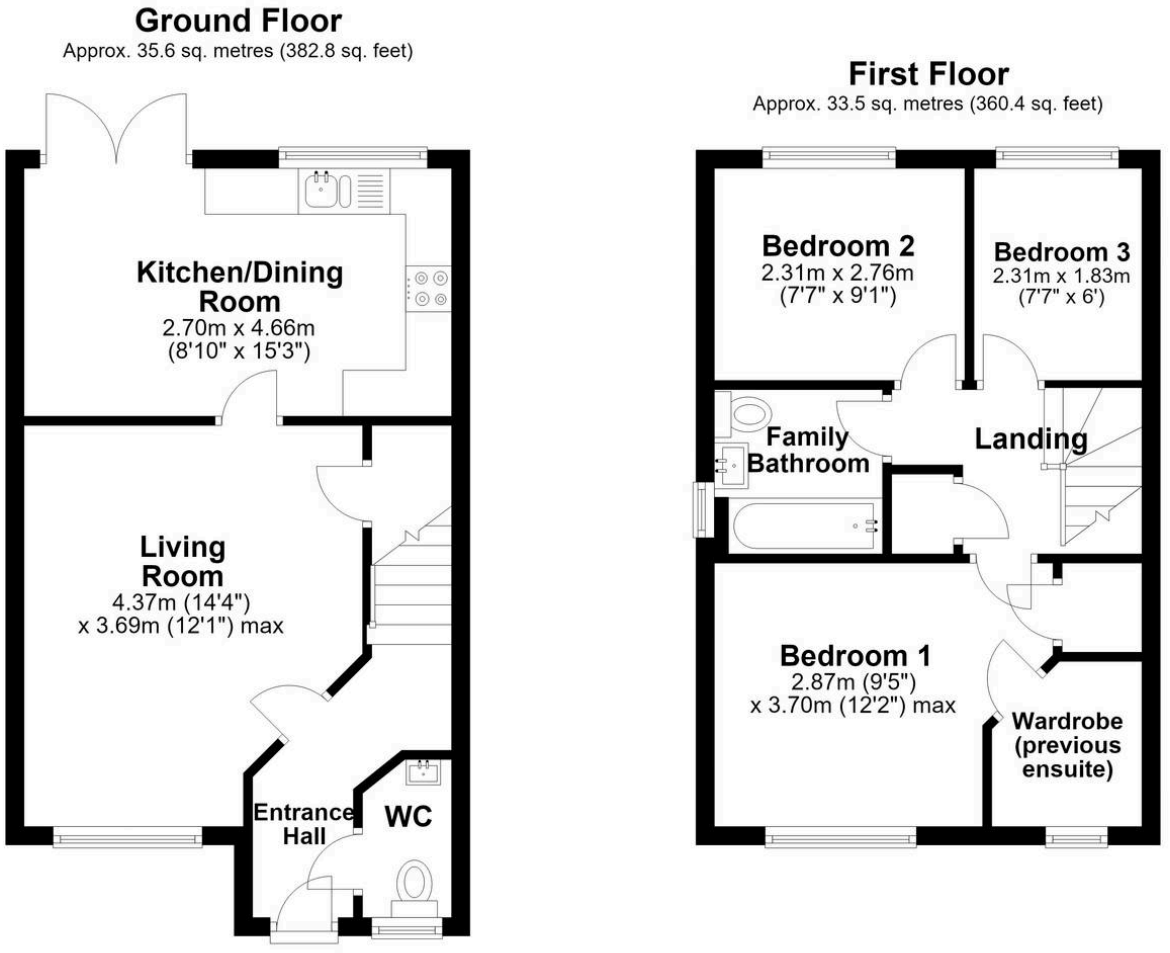












Total area: approx. 69.0 sq. metres (743.2 sq. feet)

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

Waymark Wantage

Waymark Property, 23 Wallingford Street, Wantage - OX12 8AU

01235 645 645

wantage@waymarkproperty.co.uk

http://www.waymarkproperty.co.uk

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan - Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for an error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.