

# 15 Byron Avenue, Grove

In Excess of £270,000

Waymark

# 15 Byron Avenue

## Grove, Wantage

Representing an ideal first time or investment purchase, is this beautifully presented two-bedroom semi-detached home, ideally situated on the sought-after Wellington Gate development, conveniently located close to local shops, amenities, and transport links. The property has been maintained to a high standard and should be viewed internally to fully appreciate.
The property welcomes you with an entrance hall and useful cloakroom, leading through to a spacious open-plan kitchen, living and dining area. French doors open directly onto the beautiful rear garden, creating an ideal space for both everyday living and entertaining, while stairs rise to the first floor. The contemporary kitchen is fitted with a range cabinets and benefits from integrated appliances, including an oven, hob, fridge/freezer, dishwasher, washing machine and boasts a breakfast bar for seating.

Upstairs, the master bedroom benefits from a built-in wardrobe and additional over-stairs storage, providing excellent practicality. The second generous double bedroom is currently arranged as a home office, offering versatile accommodation to suit a variety of needs. Completing the first floor is a modern family bathroom.





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Outside, the beautifully landscaped rear garden is predominantly laid to lawn with attractive planted borders and a generous patio area, creating the perfect space for outdoor dining and entertaining. To the front, the property benefits from an allocated parking space and a neatly maintained lawned garden, enhancing the home's attractive kerb appeal.
This superb home would make an ideal first-time purchase, investment opportunity, or home for those looking to downsize, offering modern, low-maintenance living in a popular and convenient location.

Material Information - The property is freehold and connected to mains gas, electricity, water, and drainage, with gas central heating and uPVC double glazing throughout. 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. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good according to https://checker.ofcom.org.uk/ Please check as mobile networks may wary. Broadband - only FibreNest available on development. Ultrafast available.




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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

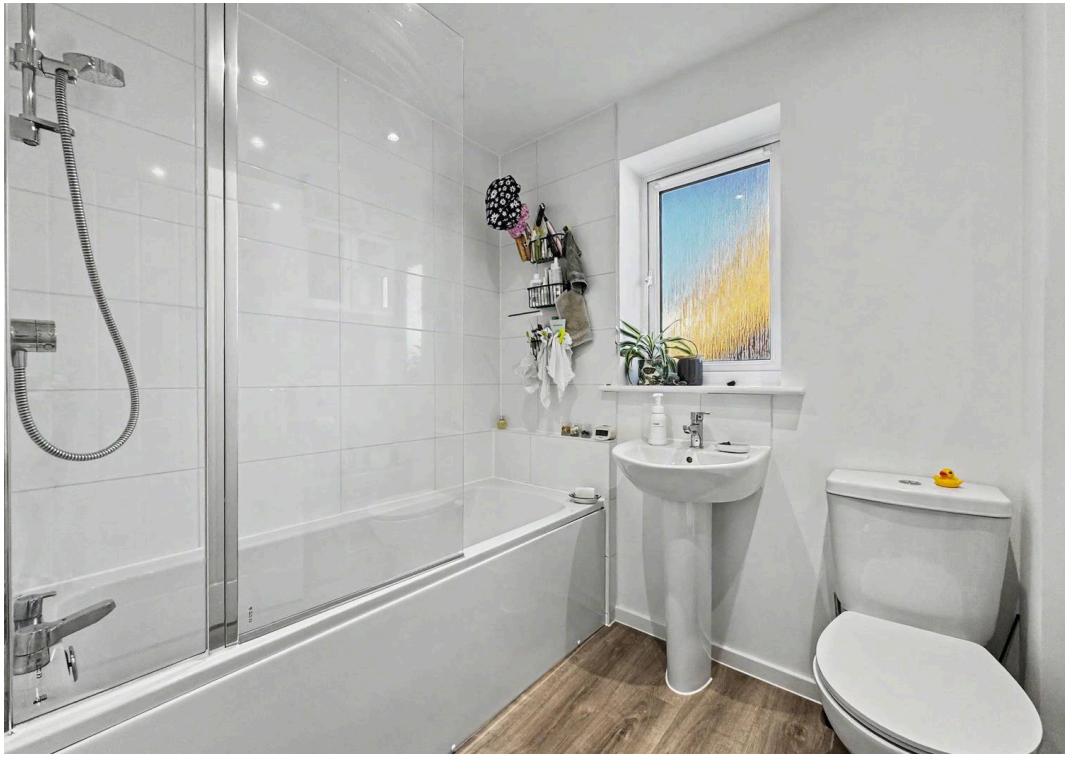
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

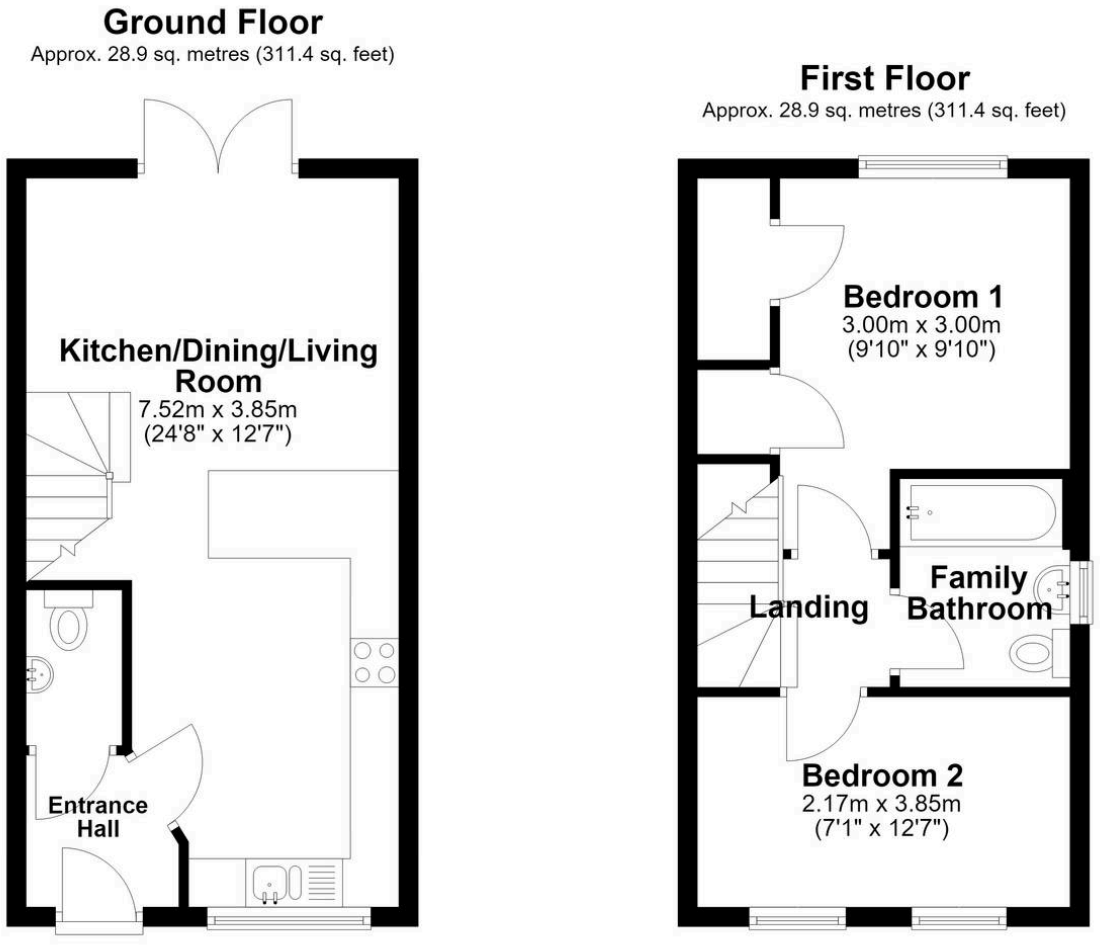
- Immaculate Two Bedroom Semi-Detached Property
- Open Plan Living Accommodation With Modern Kitchen
- Master Bedroom With Generous Built-In Storage
- Generously Sized Second Bedroom
- Beautifully Landscaped Rear Garden
- Allocated Parking To The Front
- Popular & Convenient Wellington Gate Location












Total area: approx. 57.9 sq. metres (622.8 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

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