



Adams Row, Grove, Wantage, OX12 0PL

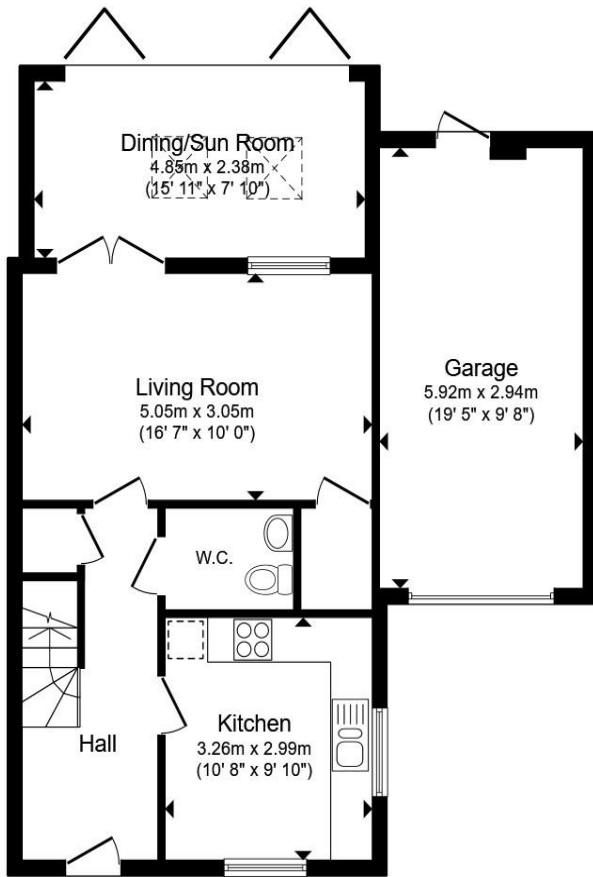
Welcome to

Adams Row, Grove Wantage

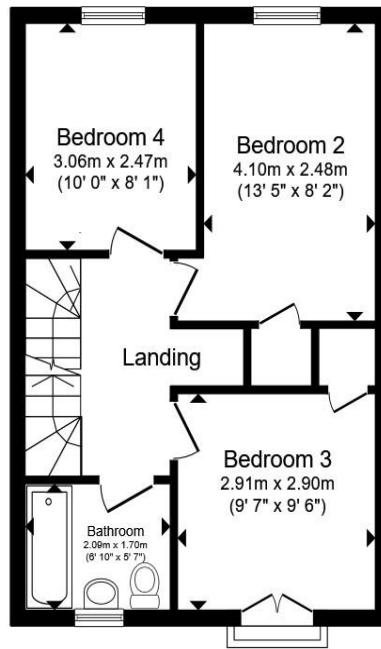
Allen and Harris is delighted to present Adams Row a three story four bedroom home. Situated in the Wellington Gate development of Grove, Wantage this home provide a kitchen, cloakroom, lounge, and sunroom/dining room. in the first floor there are three bedrooms and a family bathroom. The top floor provides a master bedroom and ensuite shower room. To the rear is a mostly lawned garden with raised flower borders and a decked area. To the front is a driveway and garage.

Agents Note; It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

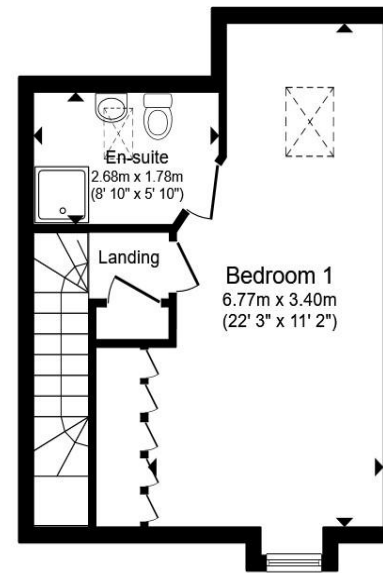




Ground Floor



First Floor



Second Floor

Total floor area 142.0 m² (1,528 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Adams Row, Grove, Wantage

- Sun Room/ Conservatory
- Solar panels
- Four bedrooms
- Garage
- En suite to master

Tenure: Freehold
EPC Rating: B
Council Tax Band: D

guide price

£425,000



Location

Wantage town centre provides you with local shops and schools close by, making it a place to put down roots and thrive. Plus, Wellington Gate also includes a planned community hub, sports pitches and allotments – all designed to support a healthy and active lifestyle.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/DID106918



Property Ref:
DID106918 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01235 812333



didcot@allenandharris.co.uk



135 Broadway, DIDCOT, Oxfordshire, OX11 8RQ



allenandharris.co.uk