

PaulPieri



Grove

£325,000

Wantage,
Oxfordshire OX12 0DB





- Extended three bed semi-detached house
- Driveway parking
- Downstairs W/C
- Three reception rooms
- Modern fitted kitchen

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Delightful three bedroom semi-detached property offered for sale. Located in a desirable road in Grove, this well-presented property benefits from a garage conversion forming a welcoming dining room/study. On the ground floor is an entrance hallway with ample storage cupboards, modern fitted kitchen, living room, the aforementioned dining room, conservatory and downstairs toilet. To the first floor are the three bedrooms, all with inbuilt wardrobes; and the family shower room. Approaching the property is a hard standing driveway with enough space for two cars. To the rear is a well-maintained garden, mostly laid to lawn and enclosed by timber fencing.



For more information or to arrange a viewing please contact:

Wantage
3b Newbury Street
Wantage
Oxfordshire, OX12 8BU

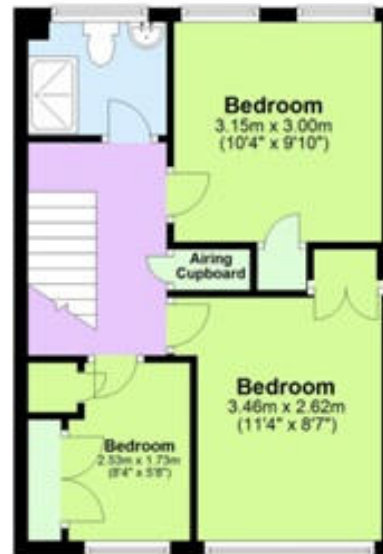
Sales
Tel 01235 763611
Email sales@paulpieri.co.uk
Web www.paulpieri.co.uk



Ground Floor
Approx. 69.0 sq. metres (742.8 sq. feet)



First Floor
Approx. 40.2 sq. metres (433.1 sq. feet)



Total area: approx. 109.2 sq. metres (1175.9 sq. feet)

Every attempt has been made to ensure the accuracy of this floor plan. Measurements of doors, windows and rooms are approximate for indicative purposes only. No responsibility is taken for any error, omission, or misstatement. Specifically, no guarantee is given on the total square footage of the property if provided and figures are given for guidance purposes only and must not be relied on as a basis of valuation.
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Paul Pieri Estate Agents Limited. Registered in England and Wales. Registered Number 10485522.
Registered address Maple Suite, 10-12 High Street, Hungerford, Berkshire, United Kingdom, RG17 0DN.
Directors: Paul Pieri & Lorna Pieri

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