



Kingfishers, Grove, Oxfordshire, OX12 7JL

Kingfishers, Grove

Hodsons are pleased to present to the market this spacious two bedroom end terrace house situated in Kingfishers. With a useful entrance porch giving storage space for coats and shoes and leading into the lounge which has a wood burning stove. The kitchen has good storage, space for a table and the back door leading out into the garden. Upstairs offers two double bedrooms both with fitted wardrobes and the bathroom which has shower over the bath. There is an airing cupboard space on the landing. The property benefits from a garden to the front which is mainly laid with flowers beds and mature shrubs and hedges and the rear garden has had a parking space created to offer off street parking. There is a garage situated in the nearby block.

Location

Grove is a village and civil parish on Letcombe Brook, approximately 1.5 miles from Wantage. There are a selection of shops, restaurants and pubs along with lots of countryside walks. It is also home to Williams racing.



- Two bedroom end of terrace house
- Entrance porch leading into the lounge which has working wood stove
- Kitchen with good storage and space for a table
- Two double bedrooms both with fitted wardrobes
- Solar panels which are owned and will be transferred
- Air source heating to radiators recently installed
- Front garden with flower beds and mature hedges and shrubs
- Rear garden had a created parking space
- Garage located in nearby block

2		Bedrooms	Council Tax Band: C
1		Receptions	Tenure Freehold
1		Bathrooms	EPC Rating C

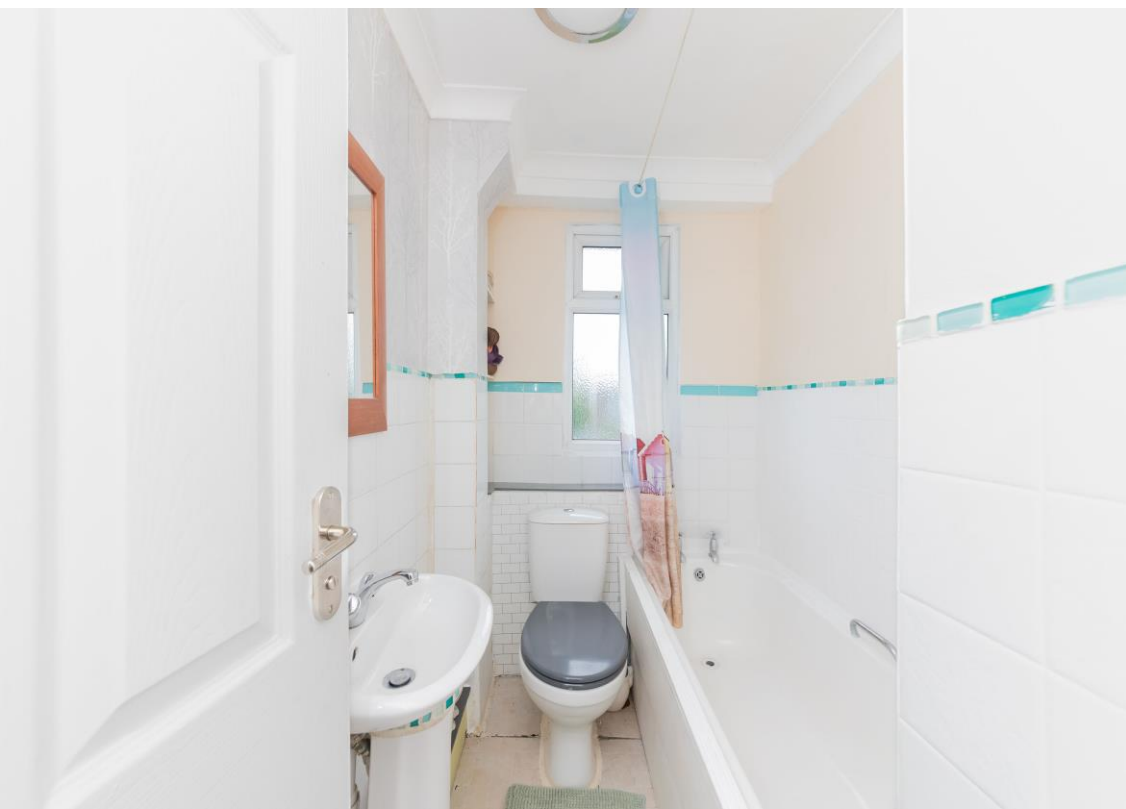


Entrance porch leads into the lounge which has a working wood stove



Bright and airy generous main bedroom which has fitted wardrobes







Front garden is mainly laid to borders and mature hedges and the rear garden has a created parking space offing off street parking

 Please recycle me



Kingfishers, OX12

Approximate Gross Internal Area = 64.1 sq m / 690 sq ft

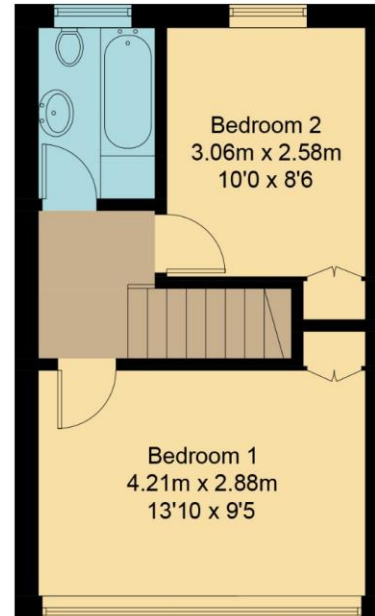
Store = 9.0 sq m / 97 sq ft

Garage = 12.3 sq m / 132 sq ft

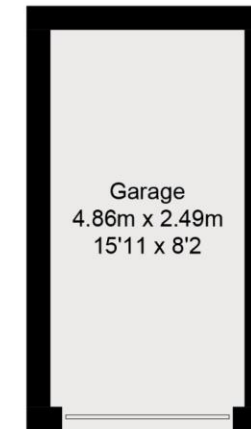
Total = 85.4 sq m / 919 sq ft



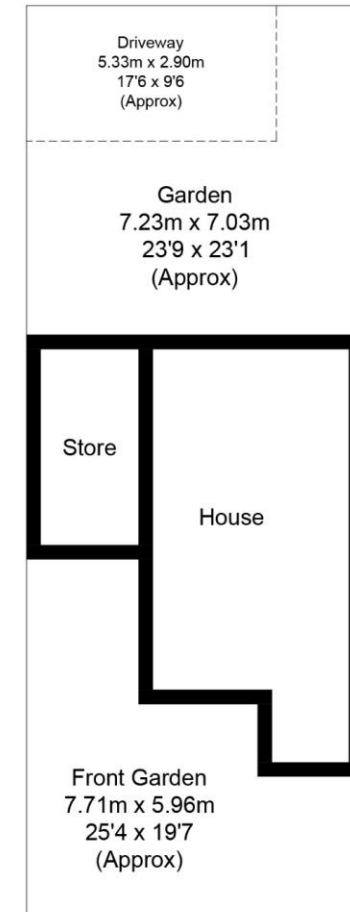
Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.
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