

GREEN & CO

£250,000

2 Boucher Close

Grove Wantage Oxfordshire OX12 0NE

GREEN & CO  
RESIDENTIAL

FOR SALE

01235 763562  
www.greenand.co.uk





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## Description

An extended three-bedroom end of terrace property located in a popular residential area conveniently situated for primary schools and other local amenities. Features include a spacious eat-in kitchen, two double bedrooms, south facing garden, garage in a nearby block & on-street parking. Offered for sale with the added benefit of no onward chain.

## Location

The village of Grove lays approx. 13 miles south-west of Oxford where the Thames Valley meets the Berkshire Downs and is well situated for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus the rail links in Oxford, Didcot and Swindon. Its favoured position gives the village a peaceful aspect and it stands amid traditional farming areas. Despite this, Grove has grown, in post-war years, from a small, self-sufficient hamlet to a thriving modern community with shops and schools to meet the needs of its newcomers. The extensive acreage given over to housing is designed for ease of access to the modern schools in comparative safety, along a network of walkways, only seldom needing to crossroads or encounter traffic. With more comprehensive facilities available in nearby Wantage, Grove offers much more than the average village.

## what3words

w3w.co/flasks.rots.ribcage.







### **Tenure**

Freehold.

### **Ofcom**

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted this link then please click on our attached PDF brochure and click on the link there. If the subject property is a new build then please refer to the developer's specification.

### **Utilities**

All main services connected.

### **Heating Type**

Gas fired central heating to radiators.

### **EER**

C.

### **Council Tax Band**

C.





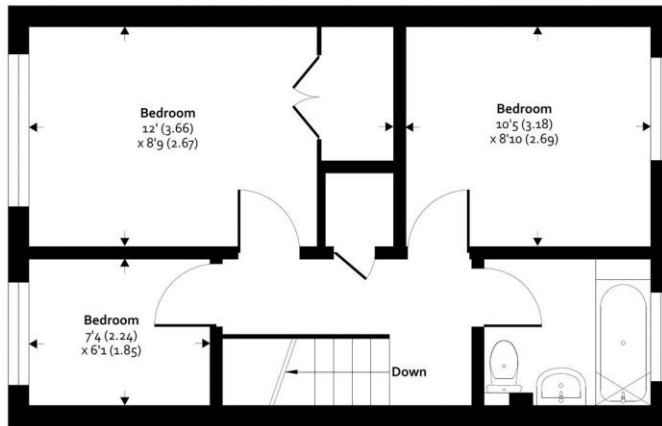




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## 2 Boucher Close, Grove, Wantage, OX12 0NE

Approximate Area = 936 sq ft / 86.9 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Green & Co. REF: 1011297



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### CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

### DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit [www.greenand.co.uk/primary-policy-and-notice](http://www.greenand.co.uk/primary-policy-and-notice).