

## £120,000 Shared Ownership

Massey Road, Grove, Wantage, Oxfordshire OX12 7FQ



- Guideline Minimum Deposit £12,000
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom plus Downstairs Cloakroom
- South Facing Rear Garden
- Guide Min Income Dual £34.2k | Single £40.5k
- Approx. 734 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Driveway Parking

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £300,000). This smartly-presented property is part of a recently-built development in semi-rural Oxfordshire. The house has a full-length, open-plan kitchen/reception room with windows on three sides and access to a large, under-stairs storage cupboard. A small, rear hallway leads to a ground-floor cloakroom as well as to the south-facing garden. On the first floor is a spacious main bedroom plus a second comfortable double bedroom and a naturally-lit family bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system have resulted in a very good energy-efficiency rating. There is a driveway, at the side of the property, and the nearby A338 runs north-east towards Oxford and south-west, connecting to the M4. Wantage town centre can also be reached via bus or by brief cycle ride.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/09/2019).

**Minimum Share:** 40% (£120,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £438.74 per month (subject to annual review).

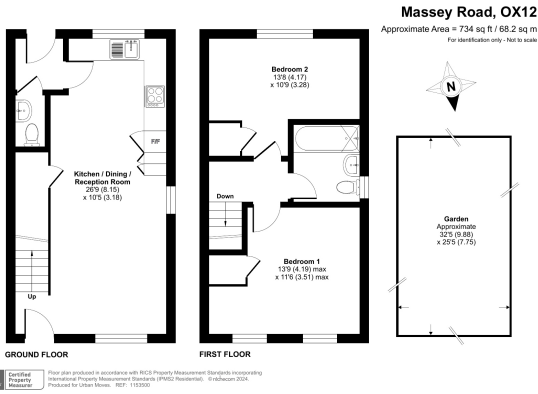
**Service Charge:** £37.26 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £34,200 | Single - £40,500 (based on minimum share and 10% deposit).

**Council Tax:** Band C, Vale of White Horse District Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

## DIMENSIONS



### GROUND FLOOR

**Reception**  
26' 9" x 10' 5" (8.15m x 3.17m)

**Kitchen**  
included in reception measurement

**Rear Hall**

**Cloakroom**

**Garden**  
approximately 32' 5" x 25' 5" (9.88m x 7.75m)

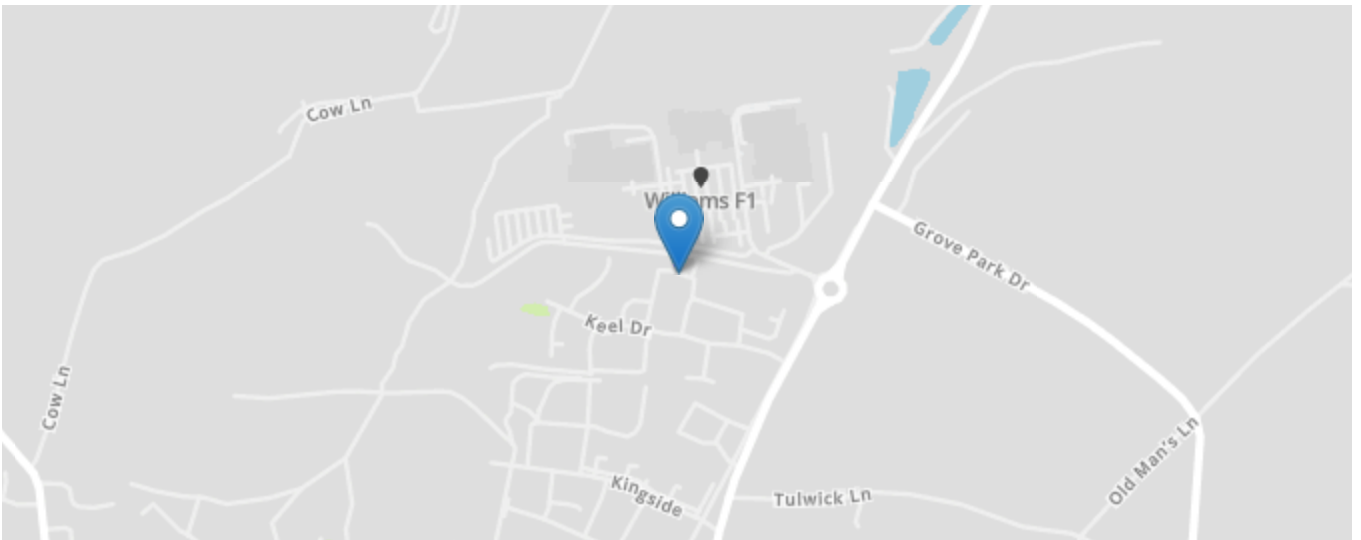
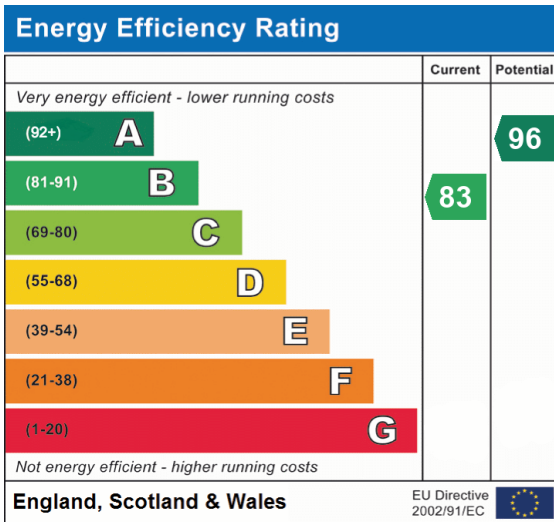
### FIRST FLOOR

**Landing**

**Bedroom 1**  
13' 9" max. x 11' 6" max. (4.19m x 3.51m)

**Bathroom**

**Bedroom 2**  
13' 8" max. x 10' 9" max. (4.17m x 3.28m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.