



Bure Lane, Didcot, OX11 7QP
£339,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in a quiet spot on the popular Ladygrove development is this three bedroom family home with a larger than average sized rear garden.

The property comprises of an entrance hall and living room which leads through to the dining area and kitchen. On the first floor there are three bedrooms and a family bathroom. The property also benefits from a larger than average size garden with potential to extend (subject to planning permission) and a garage with parking in front for two cars.

Ladygrove is a convenient and well-established location within 1 mile of Didcot Parkway and the Orchard Centre. There are local facilities including a parade of shops two highly regarded primary schools and nursery. Ladygrove lakes and Playground Park as well as a leisure centre and family pub.

Material information to note:

The property is of a brick build construction and is connected to mains gas, electric, water and drainage. According to Ofcom, there is superfast and ultrafast broadband available at the property ([checker.ofcom.org.uk](https://www.ofcom.gov.uk/consult/condocs/broadband/broadbandchecker/)). According to Ofcom there is good coverage on a range of phone providers ([checker.ofcom.org.uk](https://www.ofcom.gov.uk/consult/condocs/broadband/broadbandchecker/)). According to GOV.UK flood risk, there is a low flood risk at the property. As per the Title Register, there are mentions of Restrictions and charges. For more information, please make contact with us. Information relating to Easements & Boundaries are awaited.





Key Features

- Three bedrooms
- Larger than average sized rear garden
- Garage & allocated parking
- End Terrace
- New boiler installed 2022
- Quiet location on the popular Ladygrove Development

The Location

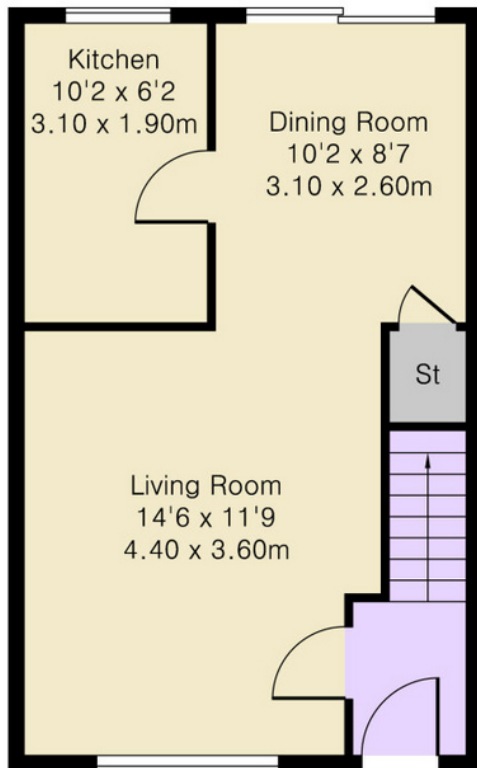
Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 called the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington from Didcot Parkway (approx. 40 minutes).



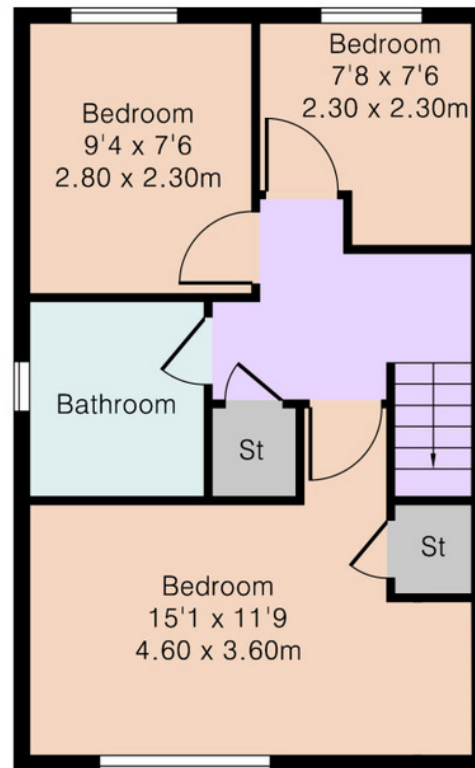
Approximate Gross Internal Area 738 sq ft – 69 sq m

Ground Floor Area 369 sq ft – 35 sq m

First Floor Area 369 sq ft – 34 sq m



Ground Floor



First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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