



Nene Grove, Didcot, OX11 7QW

Offers Over £260,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered for sale is this two bedroom property with a larger than average garden, two parking spaces and kitchen-breakfast room located in a cul-de-sac location on the desirable Ladygrove development.

The property comprises lounge, kitchen-breakfast room, bathroom and two generous bedrooms. To the rear of the property there is allocated parking for two cars, as well as a larger than average garden with rear access.

The property is of a brick and tile construction.

This property is connected to mains electricity, water and drainage.

Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property (checker.ofcom.org.uk)

Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. (checker.ofcom.org.uk)

According GOV.UK Flood Risk, this property has a very low flood risk.

If you require further information regarding covenants and boundaries these can be provided upon request.





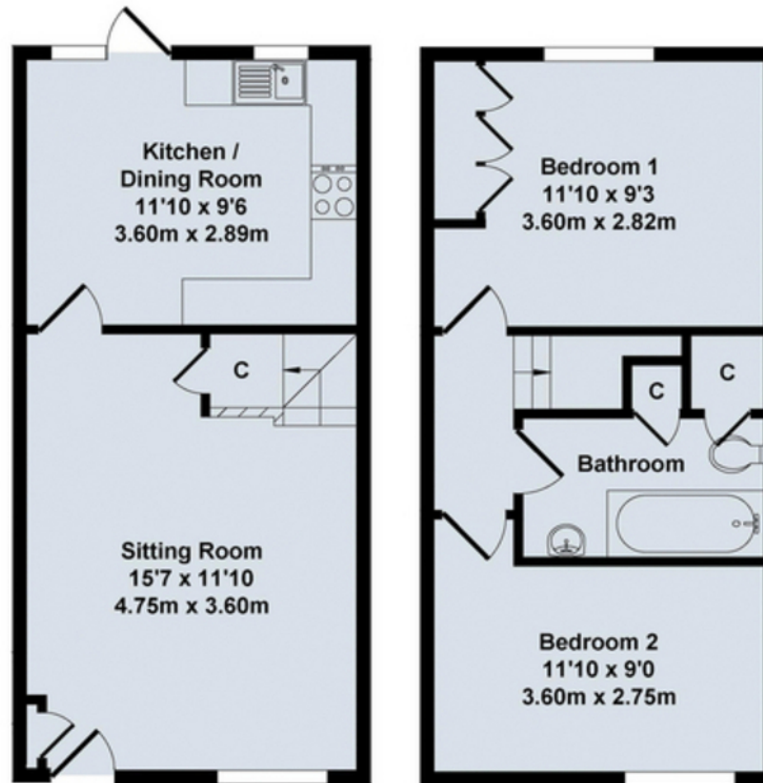
Key Features

- Desirable location
- Modern and refurbished kitchen
- Well presented throughout
- Allocated parking for two vehicles
- Double bedrooms
- Walking distance to train station and local amenities

The Location

The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that opened in 2005 named 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 approx. 40 minutes.





Ground Floor

First Floor

Total Approx. Floor Area 616 Sq.Ft. (57.20 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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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