



Grange Beck, Didcot, OX11 7NP

£415,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Enjoying an enviable end of cul-de-sac location on the ever popular Ladygrove development overlooking an open green space, this particularly well-presented three bedroom semi-detached house also benefits from a wide double-width driveway and detached garage. The property offer scope for extension, subject to the usual planning consents.

This sought-after house type features gas central heating, double glazed replacement windows and a large conservatory opening to the rear garden. There is a high-quality John Lewis of Hungerford kitchen with granite worksurfaces and a partly walled south facing rear garden.

Grange Beck is a cul-de-sac of just 10 properties in a highly convenient location within Ladygrove. Facilities include a parade of local shops two primary schools, nursery, family pub, medical Centre and Ladygrove Park. Central Didcot including the Orchard Centre and Didcot Parkway are within 1 mile of the property.

MATERIAL INFORMATION:

Gas centrally heated. This property is connected to mains electricity gas water and drainage.

Broadband - according to Ofcom Standard to Ultrafast Broadband are available (checker.ofcom.org.uk) Mobile Coverage - according to Ofcom there is good coverage (checker.ofcom.org.uk) The government portal generally highlights this as a medium risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements from the Title Register are available on request from the estate agent.





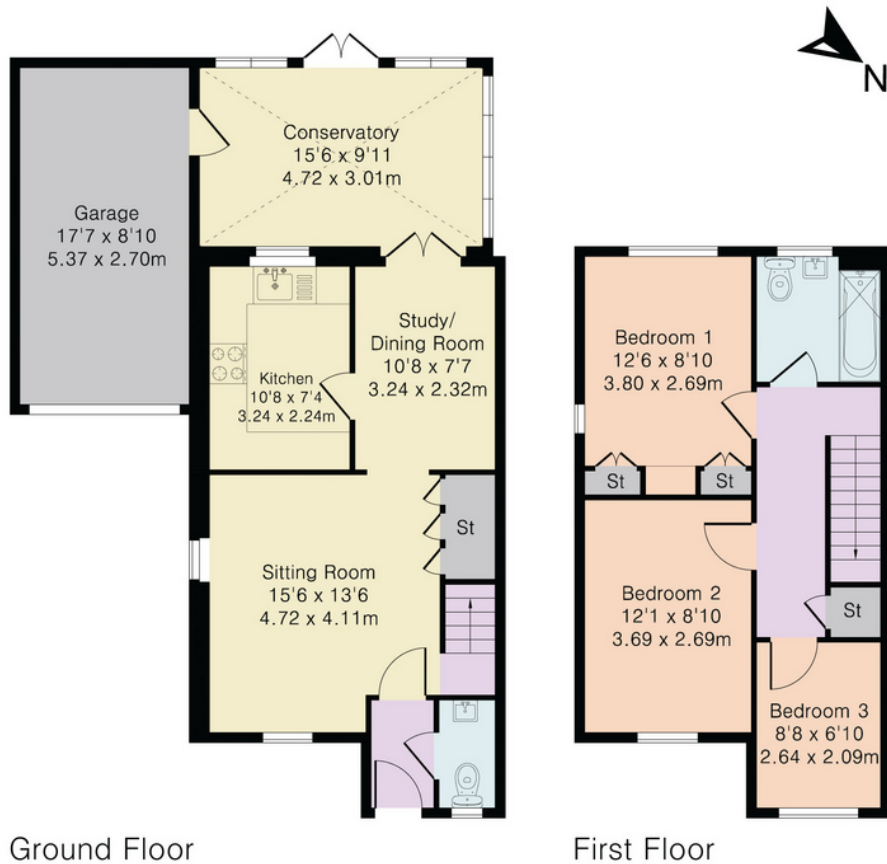
Key Features

- Sitting Room
- Dining Room/Study
- Kitchen
- Conservatory
- Cloakroom
- Three bedrooms and family bathroom
- Garage and double width driveway
- EPC Rating: C
- Council Tax Band: D

The Location

Didcot offers comprehensive leisure and sporting facilities for all ages, the Orchard Centre shopping complex 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 1134 sq ft – 105 sq m
Ground Floor Area 723 sq ft – 67 sq m
First Floor Area 411 sq ft – 38 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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