



Usk Way, Didcot, OX11 7SQ

£399,995 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented three bedroom link-detached house enjoying a quiet cul-de-sac location within the much sought after Ladygrove development

The accommodation features a full width conservatory, stylish refitted kitchen and bathroom, cloakroom, sitting room and a useful utility room/study converted from the rear section of the attached garage.

The property features double glazed replacement windows and gas central heating with a new boiler in April 2023.

MATERIAL INFORMATION

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](https://www.ofcom.gov.uk/checker))

Coverage - according to Ofcom there is good coverage ([checker.ofcom.org.uk](https://www.ofcom.gov.uk/checker))

The government portal generally highlights this as low 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

- Link-detached house in cul-de-sac location
- Cloakroom
- Sitting Room
- Re-fitted Kitchen
- Conservatory
- Re-fitted bathroom
- Utility room
- EPC Rating: D
- Council Tax Band: C

The Location

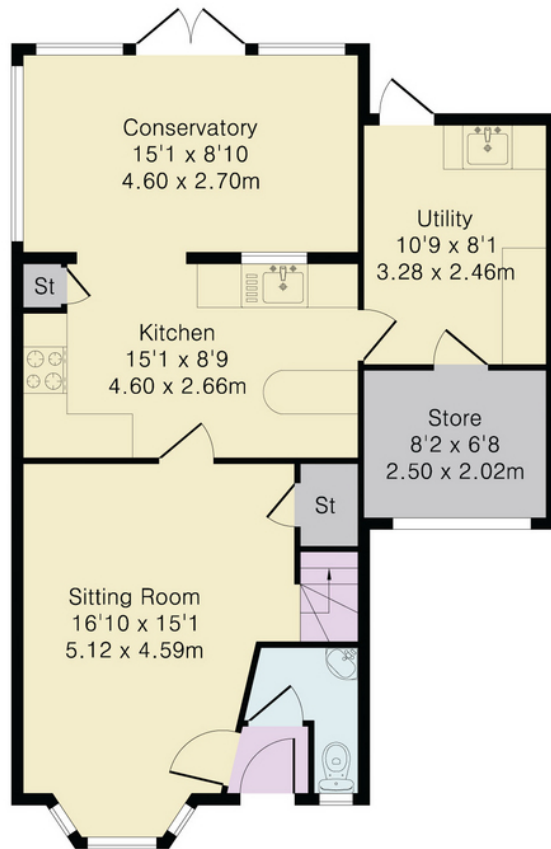
Usk Way lies within the Ladygrove development a highly popular district on the north side of Didcot. Facilities within Ladygrove include two primary schools, nursery, health and leisure centres, pub and a parade of shops. There are large open spaces including a small lake and recreational park. Central Didcot, the Orchard Centre and Didcot Parkway are all within 1 mile.

Thomas Merrifield and their clients give notice that:

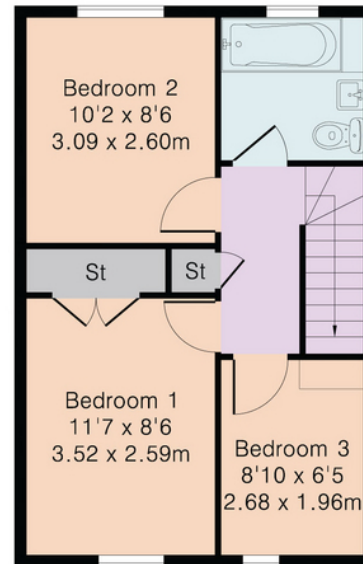
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.

Approximate Gross Internal Area 1026 sq ft – 95 sq m
Ground Floor Area 659 sq ft – 61 sq m
First Floor Area 367 sq ft – 34 sq m



Ground Floor



First Floor

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777

E didcot@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS