



Orwell Drive, Didcot, OX11 7RY

£325,000 Freehold

THOMAS
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SALES LETTINGS



The Property

A well-presented three bedroom family home with larger than average garden, allocated parking and car port situated in a desirable position on the Ladygrove development a short walk from the train station and town centre.

Offered to the market with no onward chain, the property comprises accommodation of entrance porch, dining room, refitted kitchen, a generous sized lounge with patio doors leading to a larger than average and low maintenance west facing garden. On the first floor there are three well-proportioned bedrooms plus a family bathroom.

To the front of the property there is allocated parking as well as a car port. To fully appreciate the overall size and location, viewings are highly recommended.

Some material information to note:

The property is of a brick built construction and is connected to mains gas, electric, water and drainage. According to ofcom checker superfast and ultrafast broadband is available at the property and there is a good service on a range of mobile providers. According to GOV.UK Flood Risk, the property is at a very low risk of flooding. For information regarding charges, restrictive covenants and boundaries, these can be provided upon request.





Key Features

- End of terrace house
- Well proportioned bedrooms
- Re-fitted kitchen
- Carport and allocated parking
- No onward chain
- Larger than average garden
- Desirable location
- EPC Rating: E
- Council Tax Band: C

The Location

Ladygrove offers local facilities including a parade of shops and nursery, Ladygrove Lakes and Ladygrove playground park, as well as a leisure centre and family pub. Didcot offers comprehensive leisure and sporting facilities for all ages and has a large shopping centre named the Orchard Centre and The Core with 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



Approx. gross internal floor area 781 SQFT / 72.5 SQM (Excludes carport)
 Approx. gross external floor area 960 SQFT / 89.1 SQM (Excludes carport)

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