



Bluebell Lane, Didcot, OX11 6GT

£330,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Coming to market with NO ONWARD CHAIN is this ideally situated and very nicely presented two-bedroom semi-detached home situated on the popular Brunel Rise development.

The accommodation comprises of an entrance hallway, cloakroom, fitted kitchen and a spacious lounge/diner leading onto a private rear garden with rear access. On the first floor there are two double bedrooms, one en-suite and a family bathroom. Other benefits include an allocated parking space, UPVC double glazed windows and the property is still covered under the 10 year NHBC warranty.

Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and Didcot parkway train station).

The property is connected to mains gas, electricity, water and drainage.

Broadband - according to Ofcom, Ultrafast and Fast Broadband are available ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)).

Mobile Coverage - according to Ofcom, there is fair coverage ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)) According GOV.UK Flood Risk, this property has a very low flood risk

For all information available on the Register of Title, please contact the agent.







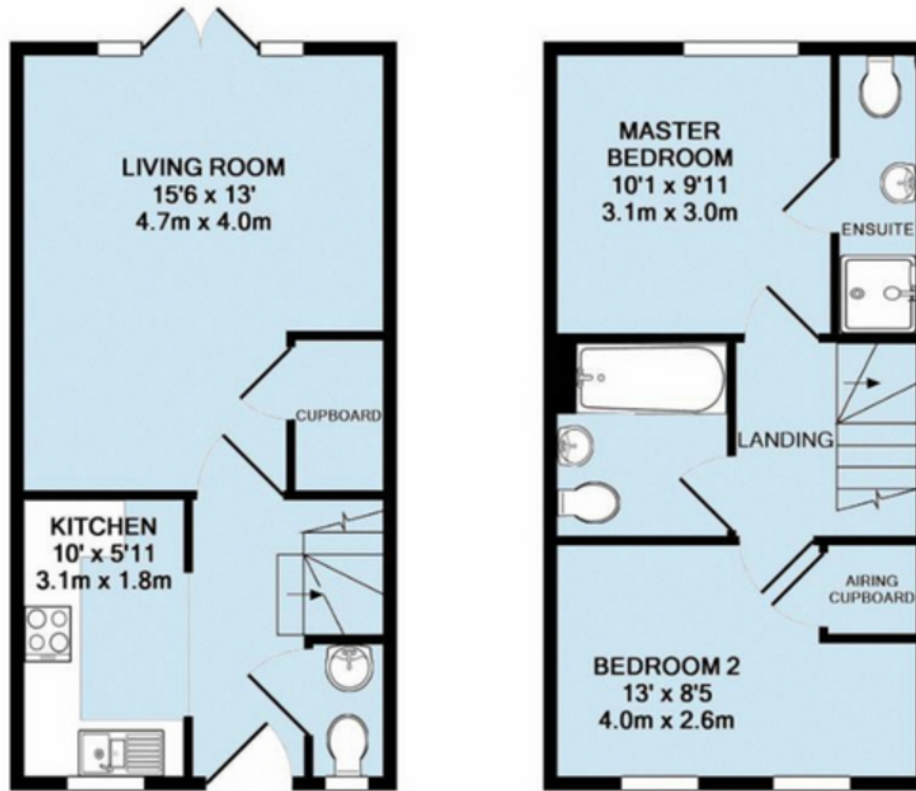
## Key Features

- Off street parking directly to the front of the property for two vehicles side by side
- Amtico flooring throughout the ground floor
- Timber garden shed with power
- Incredibly well-maintained and stylish internal decor
- Integrated kitchen appliances and tiled splashback
- No onward chain

## The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with a 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).





GROUND FLOOR  
APPROX. FLOOR  
AREA 331 SQ.FT.  
(30.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 328 SQ.FT.  
(30.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 659 SQ.FT. (61.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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