



Brunstock Beck, Didcot, OX11 7YG

£275,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Located in a particularly desirable cul-de-sac location on the Ladygrove development and offered for sale with no onward chain is this two bedroom terraced house with kitchen-breakfast, two parking spaces and a larger than average garden.

The property comprises entrance hall, lounge, kitchen-breakfast room, two good size bedrooms and bathroom with window. To the rear of the property there is a very pleasant and good size garden. Other benefits include gas central heating and two parking spaces.

Viewings are recommended.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has allocated parking. Ofcom checker indicates standard to ultrafast broadband is available. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. The government portal generally highlights this as a low/unlikely area for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





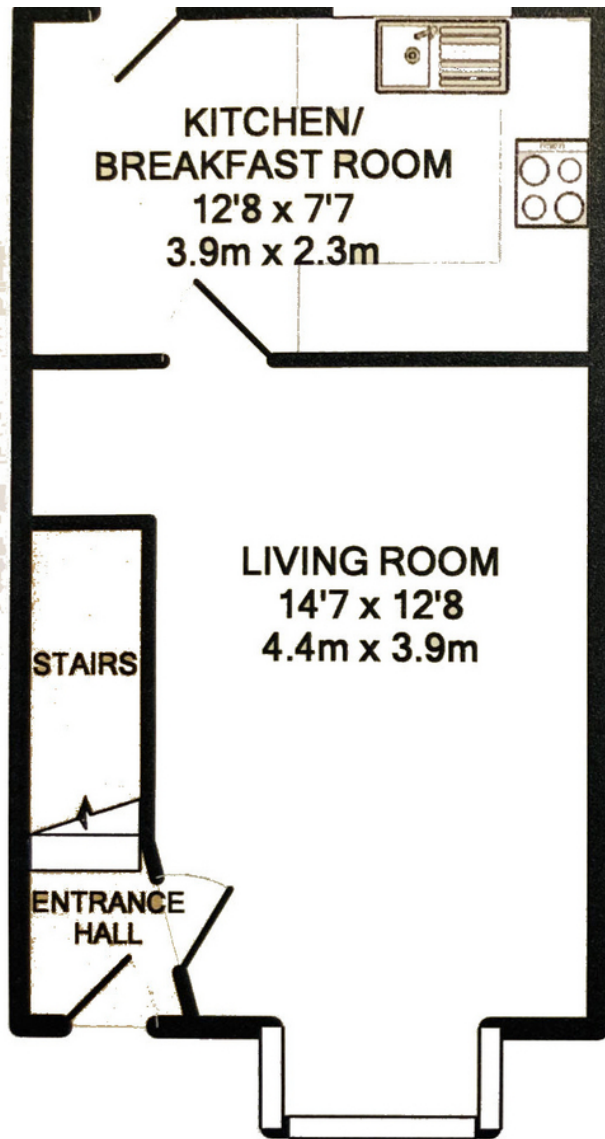
Key Features

- Two bedrooms
- Two parking spaces
- Larger than average garden
- Cul-de-sac location
- Desirable position on the Ladygrove development
- No onward chain

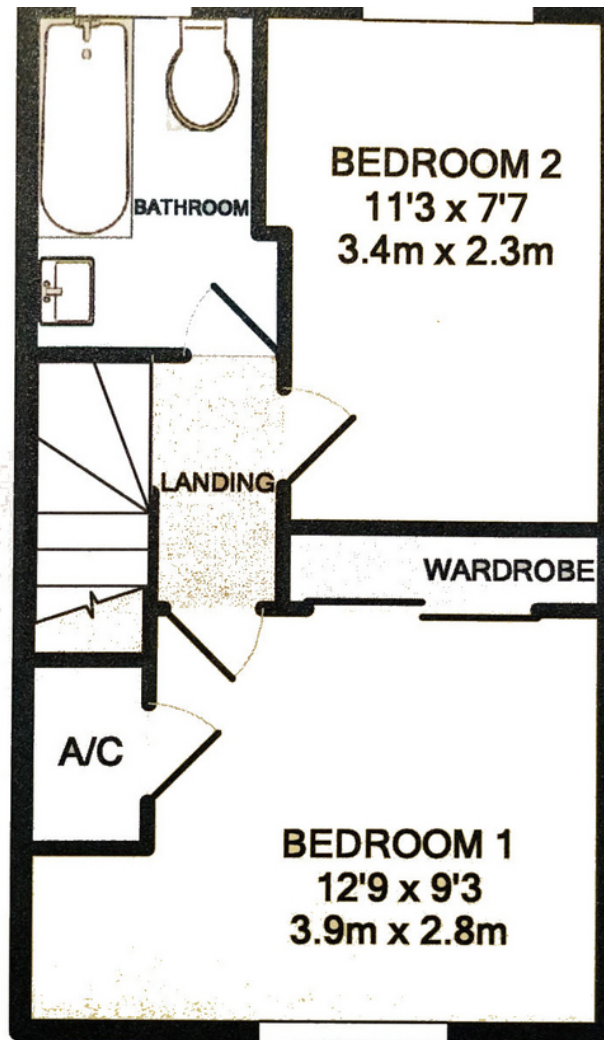
The Location

Didcot offers comprehensive leisure and sporting facilities for all ages, a 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).





GROUND FLOOR
APPROX. FLOOR
AREA 27.6 SQ.M.
(297 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 26.6 SQ.M.
(287 SQ.FT.)

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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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