



Dudwell, Didcot, OX11 7FQ
£295,000 Freehold

THOMAS
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SALES LETTINGS



The Property

Located in a quiet cul-de-sac location in a particularly desirable position on the Ladygrove development is this beautifully presented two bedroom terrace property with landscaped garden, two parking spaces, and new bathroom.

The accommodation comprises entrance hall, lounge with bay window, kitchen-breakfast room, fully tiled modern re-fitted bathroom and two good size bedrooms; the principal bedroom with fitted wardrobes. To the rear of the property there is a good size landscaped garden with shed, patio, raised flower beds and rear access. Other benefits include two allocated parking spaces, gas central heating and new flooring downstairs within the last two years. For the presentation to be fully appreciated; the property must be viewed.

Some material information to note: Brick & tile freehold house. Gas central heating. Mains water, mains electrics, mains drains. The property has allocated parking spaces. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability could be compromised with some other major providers. The government portal generally highlights this as an unlikely/low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any restrictive covenants or easements are available on request from the estate agent.



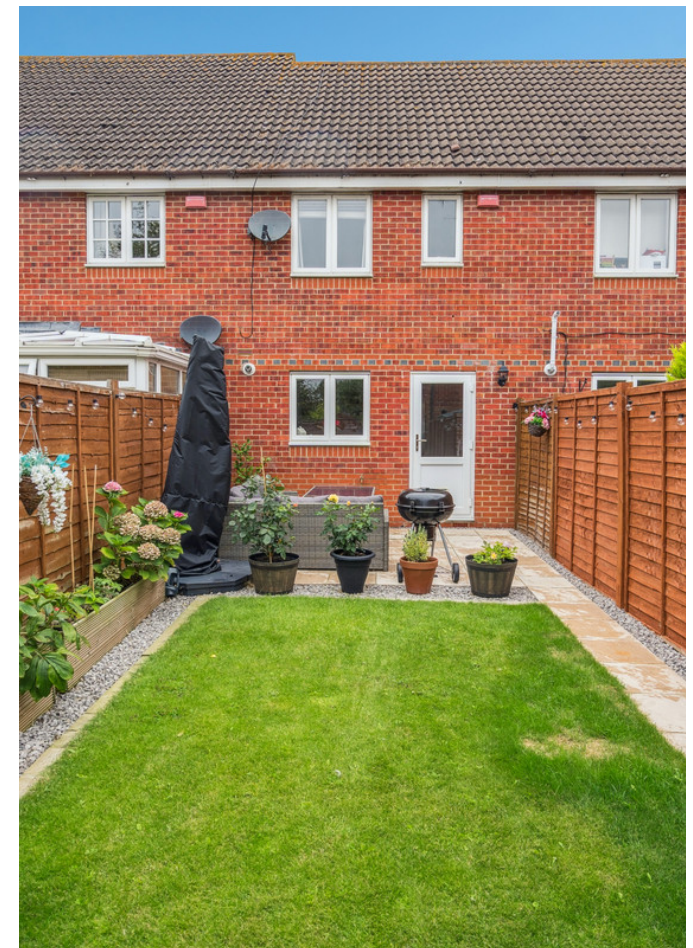


Key Features

- Two bedroom freehold house
- Meticulously presented throughout
- Modern refitted bathroom
- Two allocated parking spaces
- Landscaped rear garden with shed
- Gas central heating
- Kitchen/breakfast room

The Location

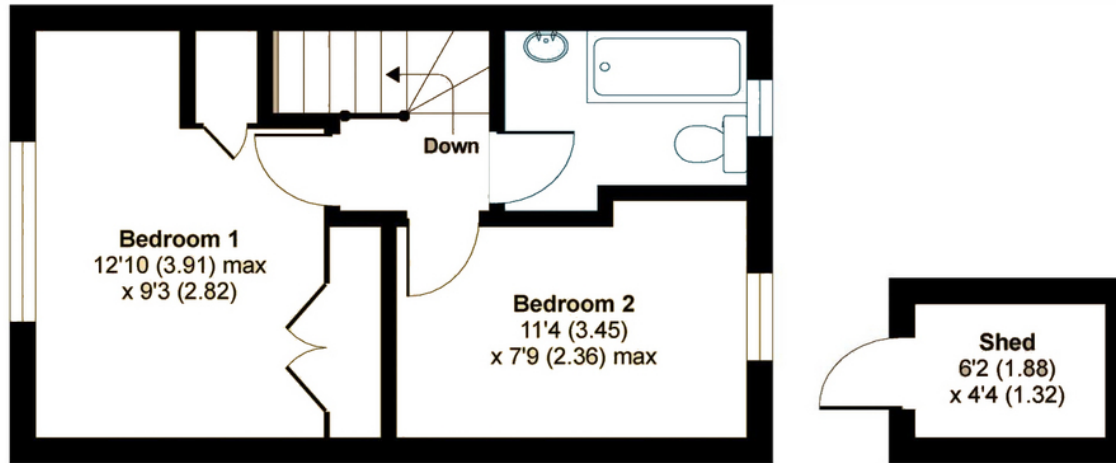
Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in 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).



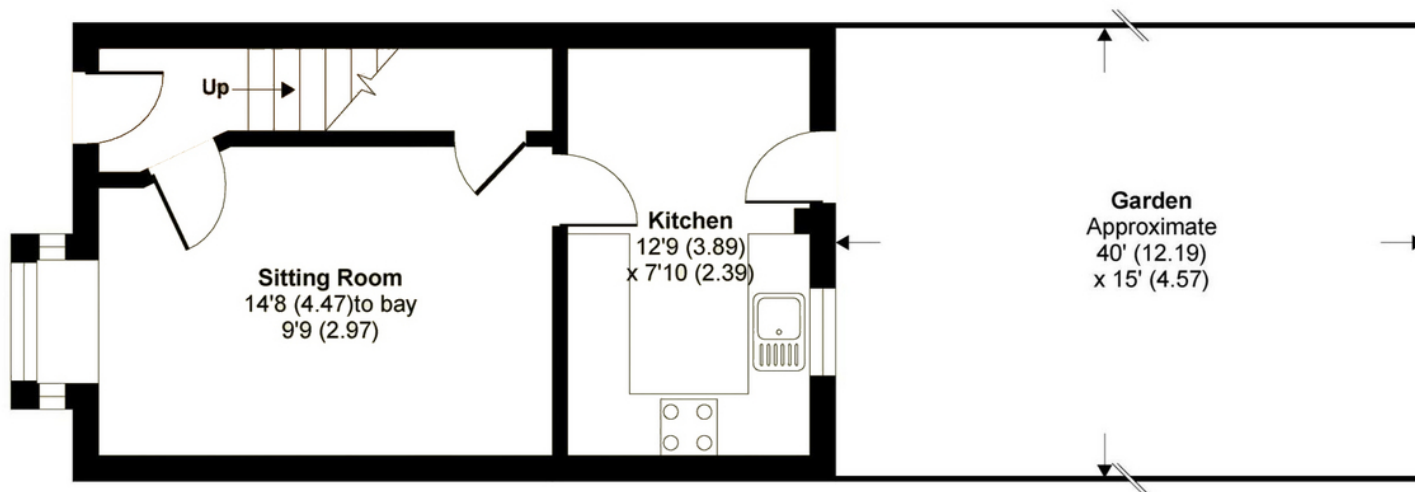
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FIRST FLOOR



GROUND FLOOR

Dudwell, Didcot, OX11

MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 612 SQ FT 56.8 SQ METRES

SHED APPROX. GROSS INTERNAL FLOOR AREA 26 SQ FT 2.4 SQ METRES

TOTAL APPROX. GROSS INTERNAL FLOOR AREA 638 SQ FT 59.3 SQ METRES

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