



10 Burdock Spur, Didcot, OX11 6GU

Offers Over £375,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Presented in good order throughout and with a very pleasant cul-de-sac position, is this three-bedroom, semi-detached property with en-suite to principal bedroom, driveway and garage.

Located in a quiet cul-de-sac location on the highly regarded Brunel Rise development, this lovely three-bedroom home comprises accommodation of entrance hall, cloakroom, kitchen and a lounge-diner. On the first floor there is a modern family bathroom and three bedrooms; the principle bedroom with an en-suite shower room. To the front of the property there is a driveway which leads to the garage with light & power.

Finally, externally; there is a predominately lawned garden with patio area. Directly to the front of the property is a driveway for off street parking and single garage.

Viewings are highly recommended.

Material Information to note:

The property is of a brick built construction. The property is connected to mains gas, electric, water and drainage.

According to Ofcom checker, superfast and ultrafast broadband is available at the property. According to Ofcom checker there is good coverage on a range of mobile providers. According to GOV.UK Flood risk, this property is of low flood risk. For any further information on the register of title please contact the agent.





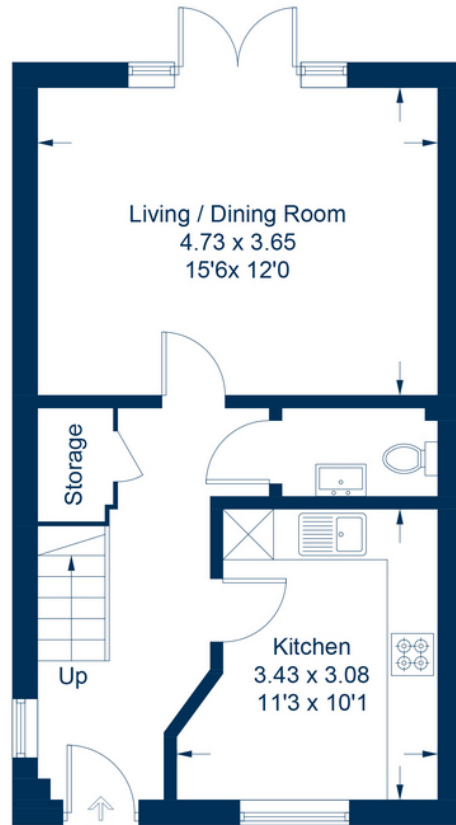
## Key Features

- Occupying a private spot within a cul-de-sac on the popular Brunel Rise development
- Direct bus links within short walking distance to Didcot Parkway train station
- Walking distance of Aurius Primary School which currently holds an outstanding Ofstead rating
- En-suite to principal bedroom
- Ground floor cloakroom
- Off street parking and single garage

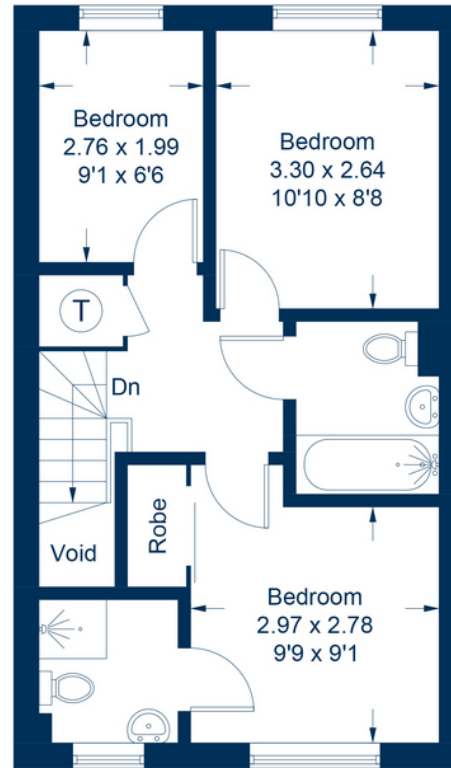
## The Location

The town of 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).

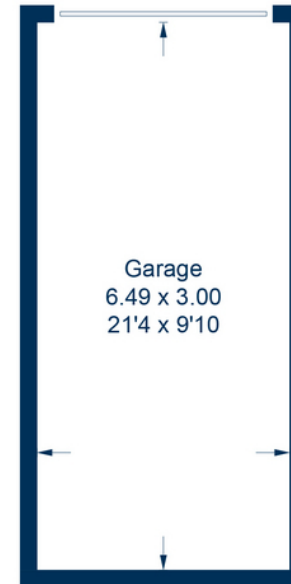
Approximate Gross Internal Area  
 Ground Floor = 40.5 sq m / 436 sq ft  
 First Floor = 40.1 sq m / 432 sq ft  
 Garage = 19.5 sq m / 210 sq ft  
 Total = 100.1 sq m / 1,078 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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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