



8 Laburnum Grove, Didcot, OX11 8BD
£200,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A two bedroom mid-terraced bungalow situated within an established residential road within walking distance of Didcot's town centre amenities and transport links.

The accommodation is across one floor and offers two bedrooms, a shower room, family sitting room and a kitchen/breakfast room. To the front of the property there is a large concrete printed patio area and to the rear is a low maintenance patio garden with timber shed, as well as gated rear access.

Some material information to note: Please be advised that the property is suspected to be of a concrete build type. Mains water, mains electrics, mains drains. The property has unrestricted on street parking. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The government portal generally highlights this as an unlikely/low risk postcode 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

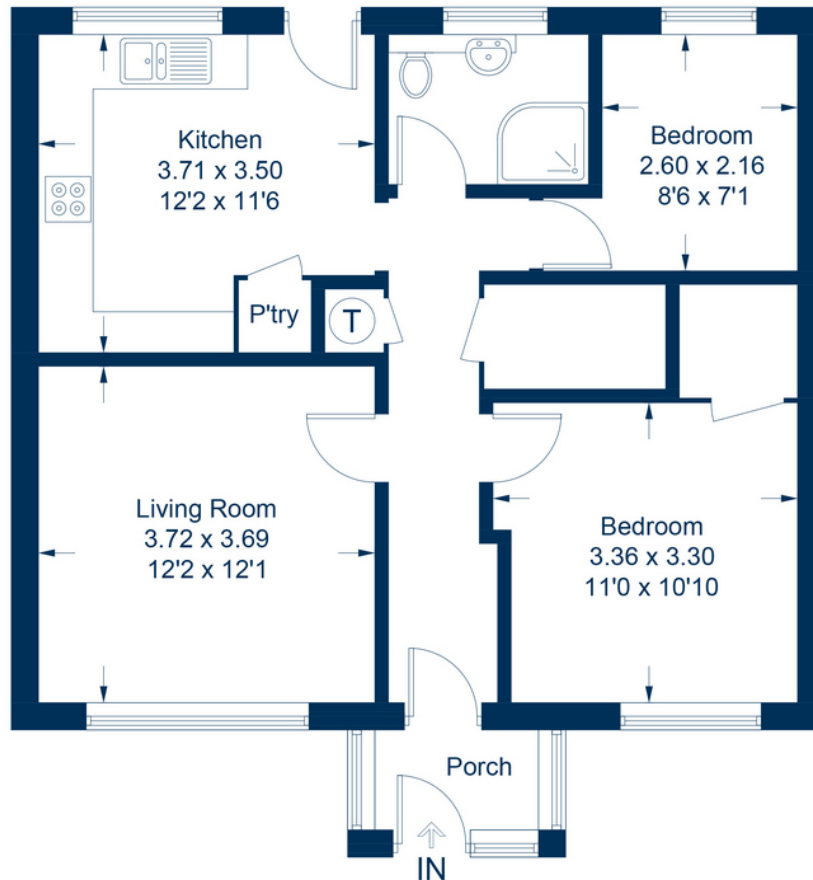
- END OF CHAIN
- Within walking distance of town centre amenities and transport links
- Low maintenance and enclosed hard standing garden with gated rear access
- Freehold
- Shower room with shower cubicle

The Location

Didcot offers a varied range of leisure and sporting facilities for all ages including The Orchard Centre shopping complex, multiplex cinema, Cornerstone Arts Centre and numerous 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 to London (Paddington) from Didcot Parkway (approx. 40 minutes).



Approximate Gross Internal Area
64.1 sq m / 690 sq ft



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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