



8 Osprey Place, Didcot, OX11 6BX

Offers In Excess Of £315,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A beautifully presented terraced property situated on the popular Great Western Park development.

The accommodation comprises of entrance hallway, cloakroom, kitchen and a spacious lounge leading onto an added reception room, currently being used a dining space but would also make a good office/playroom or additional snug.

On the first floor there are two double bedrooms, a family bathroom plus an additional en suite from the largest bedroom. Other benefits include allocated parking, UPVC double glazed windows and a south facing private garden. The property is also conveniently located close to local amenities, good schools and bus routes into the town centre and Didcot Parkway railway 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

- Two double bedrooms
- Cloakroom
- Allocated parking
- Conservatory
- En suite from the principal bedroom
- UPVC double glazing
- South facing rear garden

## The Location

Great Western Park development set in the vibrant garden town of Didcot, comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle buses to Didcot town and train station) schools, shops, sports pitches, play areas, community centre, a health facility. The town of 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 approx. 45 minutes.

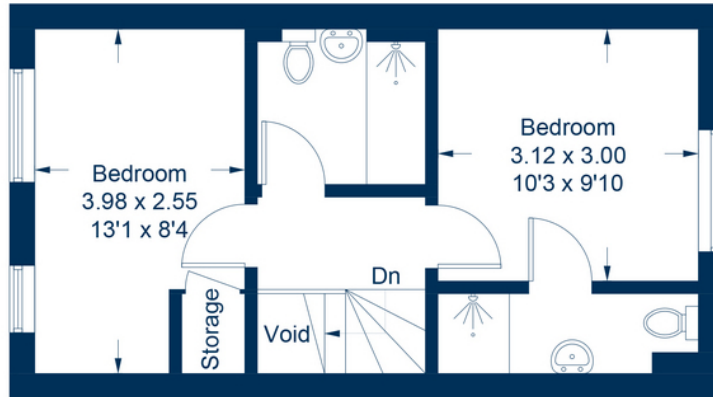


Approximate Gross Internal Area (Including Void)

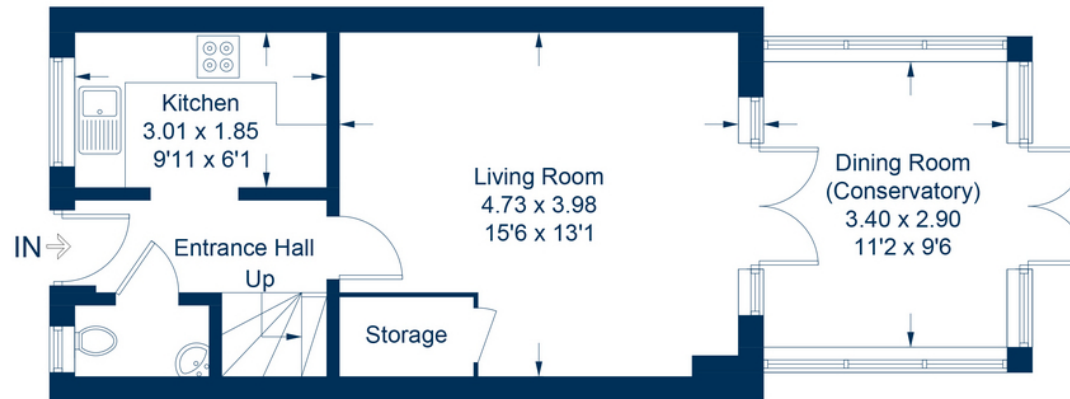
Ground Floor = 43.6 sq m / 469 sq ft

First Floor = 32.4 sq m / 349 sq ft

Total = 76 sq m / 818 sq ft



**First Floor**



**Ground Floor**

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.

© CJ Property Marketing Ltd

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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.

### Didcot Office

103 Broadway, Didcot  
Oxfordshire, OX11 8AL

T 01235 813 777

E [didcot@thomasmerrifield.co.uk](mailto:didcot@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
MERRIFIELD

SALES LETTINGS