



91 Diamond Drive, Didcot, OX11 6FH  
£289,950 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Coming to market is this ideally situated and very nicely presented two-bedroom end of terrace home situated on the popular Brunel Rise development.

The accommodation on the ground floor comprises of entrance hall/ W/C and open plan kitchen/ dining living space with a UPVC door leading out on to the rear garden. On the first floor there are two bedrooms and a family bathroom. Other benefits include an allocated driveway parking to the side of the property, UPVC double glazed windows and the property is still covered under the 10 year NHBC warranty.

The property is also conveniently located within the catchment for Aurius Primary School 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](https://www.ofcom.gov.uk/broadbandchecker/)). Mobile Coverage - according to Ofcom, there is fair coverage ([checker.ofcom.org.uk](https://www.ofcom.gov.uk/mobilecoverage/)) 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

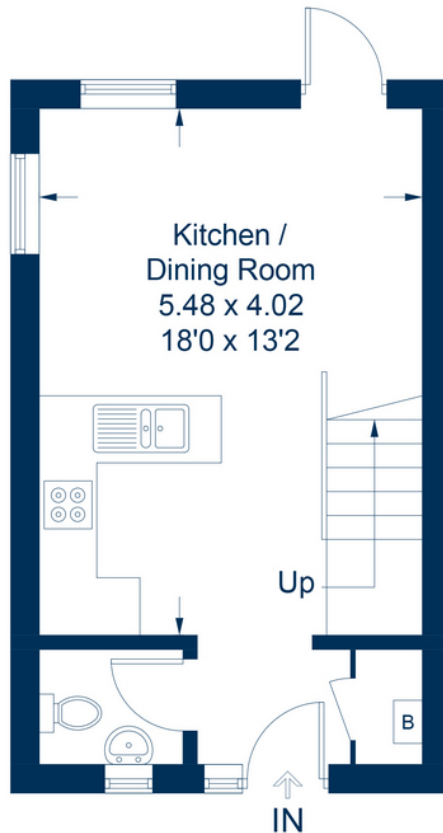
- Immaculately presented throughout
- Gas centrally heated and UPVC double glazed windows
- Driveway parking to the side of the property for at least one vehicle with an additional space being shared with the neighbouring dwelling
- Close proximity to Aureus Primary school which was given an 'Outstanding' rating by Ofsted
- Within a stones throw of bus stops – servicing John Radcliffe hospital, Didcot Parkway

## The Location

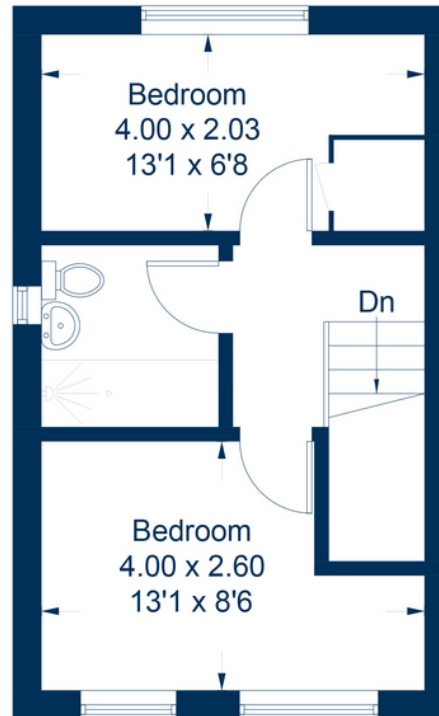
Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station) schools shops sports pitches play areas community centre a health facility and a new district centre. The town of 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  
Ground Floor = 27.7 sq m / 298 sq ft  
First Floor = 27.4 sq m / 295 sq ft  
Total = 55.1 sq m / 593 sq ft



**Ground Floor**



**First 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.

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**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)

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