



8 Plym Drive, Didcot, OX11 7PQ
£415,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered to the market with no onward chain is this three bedroom semi detached property situated on the popular Ladygrove development.

The accommodation comprises entrance hall, cloakroom, spacious lounge with storage, a wonderful modern kitchen with integrated appliances and a further delightful dining room with French doors opening out onto a spacious west facing garden. The ground floor also benefits from a separate office space and direct access into the garage which has running water and electricity. On the first floor there is a family bathroom and three well proportioned bedrooms. Finally to the front there is a further benefit of driveway parking.

For the presentation and location to be fully appreciated; viewings are highly recommended.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has allocated parking. Ofcom checker indicates standard to ultrafast broadband is available. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. The government portal generally highlights this as a low/unlikely area 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

- Chain free
- West facing garden
- Semi Detached
- Three Bedrooms
- Off street parking
- Home office
- Downstairs cloakroom
- Gas fired central heating
- Rear extension

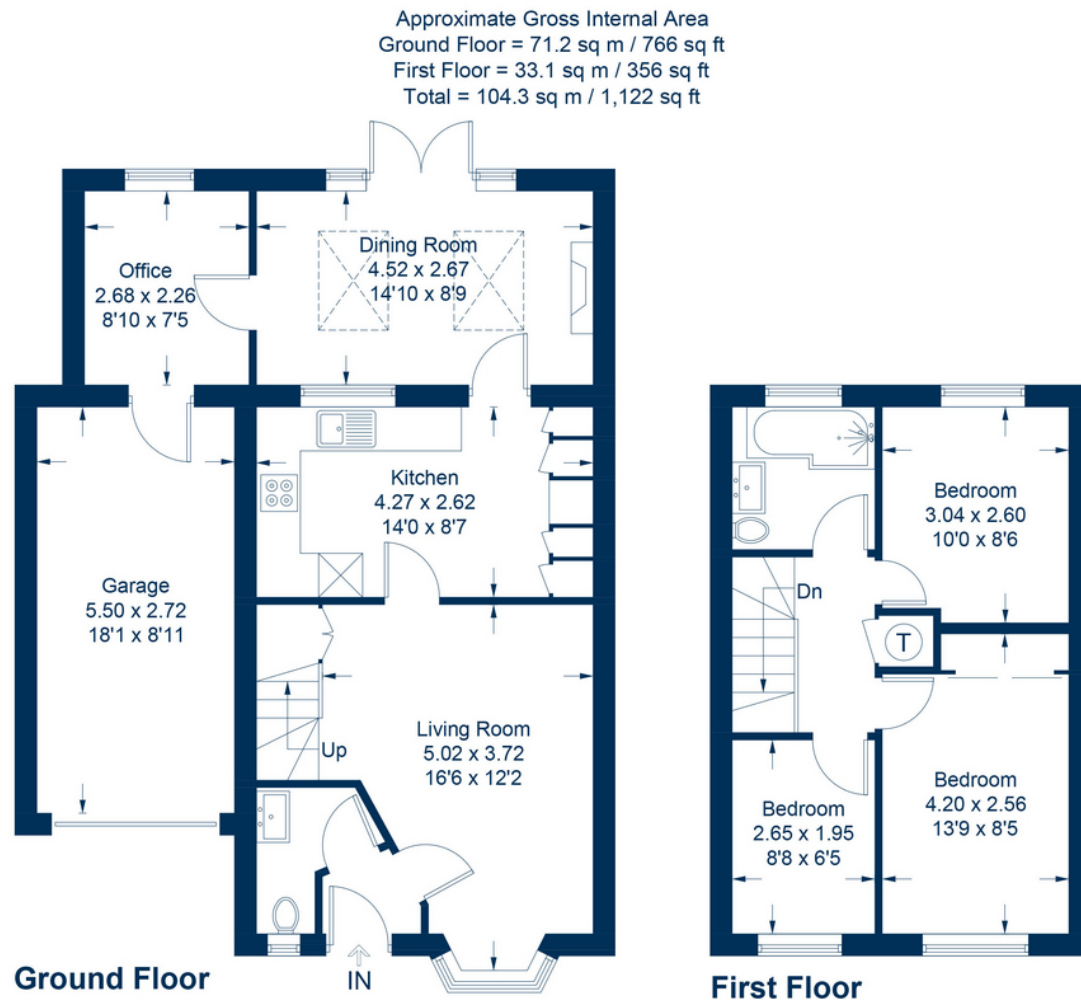
The Location

Didcot offers comprehensive leisure and sporting facilities for all ages, a shopping complex 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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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.



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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