



93 Diamond Drive, Didcot, OX11 6FH
£290,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Welcome to Diamond Drive, a beautifully presented two double bedroom mid terrace house situated on the ever 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 two allocated parking spaces, plus access to a further shared parking space, 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, there is standard to ultrafast broadband available (checker.ofcom.org.uk).

Mobile Coverage - according to Ofcom, there is fair coverage (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.





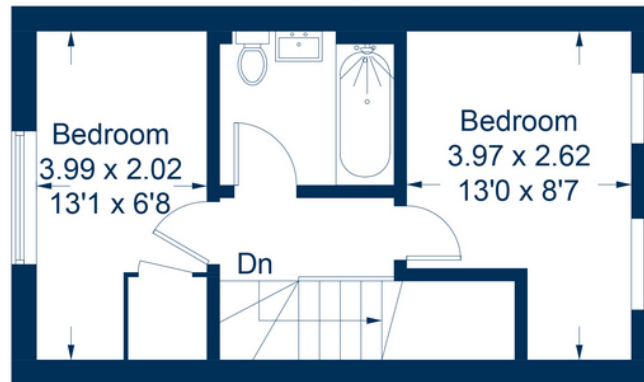
Key Features

- Two double bedrooms
- Allocated parking
- Gas centrally heated, and UPVC double glazed windows
- Close proximity to Aureus Primary school which was given an 'Outstanding' rating by Ofsted
- Excellent condition

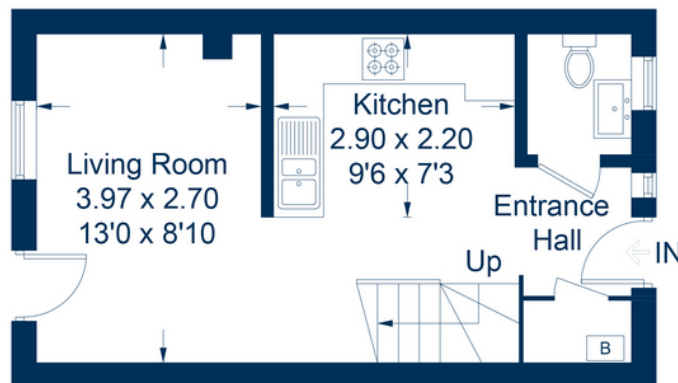
The Location

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 = 28.5 sq m / 307 sq ft
 First Floor = 28.2 sq m / 303 sq ft
 Total = 56.7 sq m / 610 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.

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