



22 Colne Drive, Didcot, OX11 7SG

£310,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Positioned toward the end of a cul-de-sac is this particularly stylish and renovated two double bedroom, semi-detached home which has undergone thorough modernisation in recent years, located on the ever popular Ladygrove development.

This rarely available two-bedroom design is located in a cul-de-sac location on the highly regarded Ladygrove development and is situated a short walk from Didcot Parkway train station (mainline access to London Paddington in approximately 40 minutes). The property is set back from the road with a gravelled and shrub lined frontage with its accommodation to the ground floor comprising of entrance hall, sitting room, renovated kitchen dining room with double glazed door leading on to the landscaped rear garden. The first floor offers two well-proportioned bedrooms and a renovated family bathroom with four-piece suite.

Material information to note:

The property is of a brick build construction and is connected to mains gas, electric, water and drainage. According to Ofcom, there is up to ultrafast broadband available at the property (checker.ofcom.org.uk). According to Ofcom there is good coverage on a range of phone providers (checker.ofcom.org.uk). According to GOV.UK flood risk, there is a low flood risk at the property. For any further information relating to 'The Register of Title' then please contact the estate agent.





Key Features

- Within walking distance to Didcot Parkway Train Station and an array of shopping amenities
- Off street parking to the rear of the property for two vehicles
- Underfloor heating throughout the entire ground floor of the property
- New windows and doors installed approximately 10 years ago
- Landscaped rear garden with covered seating area
- Remodelled bathroom to include a 4 piece suite with separate bath and shower
- EPC Rating C
- Council Tax C

The Location

The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre 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).

Thomas Merrifield and their clients give notice that:

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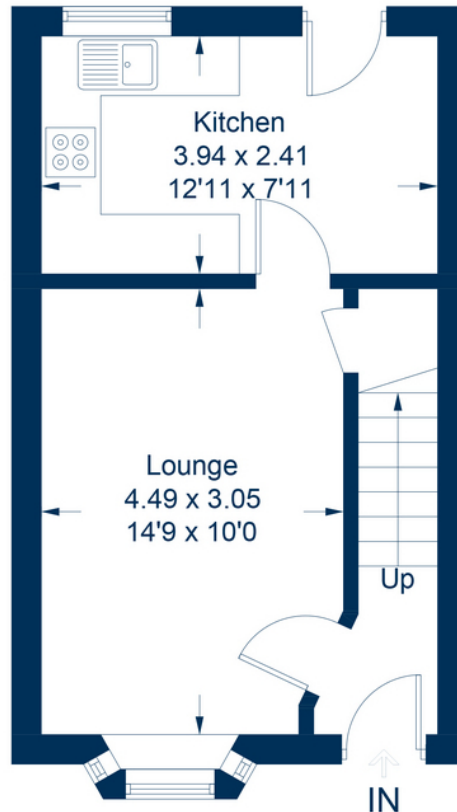
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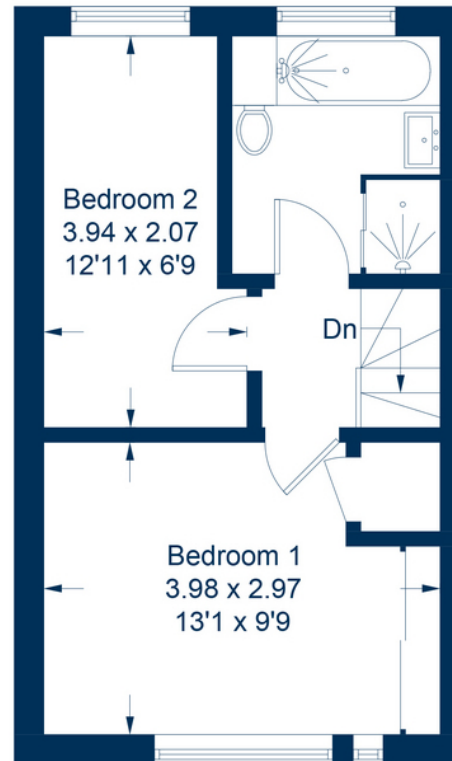
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Approximate Gross Internal Area
Ground Floor = 28.4 sq m / 306 sq ft
First Floor = 28.2 sq m / 304 sq ft
Total = 56.6 sq m / 610 sq ft



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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