



10 Beaulieu Mews, Didcot, OX11 7RN  
£310,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Offered to the market with no onward chain is this spacious and beautifully presented two bedroom home situated on a cul-de-sac on the popular Ladygrove development.

The property comprises of, entrance porch, living room with under stairs cupboard and a generous sized kitchen diner with back door leading out onto a private and mature rear garden. On the first floor there are two bedrooms with built in wardrobes in both and a modern family bathroom. Additional benefits include two allocated parking spaces in a private car park area, gas fired central heating, UPVC double glazed windows and a fully boarded loft with ladder and light. For the location and presentation to be fully appreciated a viewing is highly recommended.

Some material information to note:

Tenure: Freehold

Mains services - Gas, electric, water and drainage.

Flood risk - Low flood risk.

Broadband speeds of standard to ultrafast are available according to Ofcom checker.

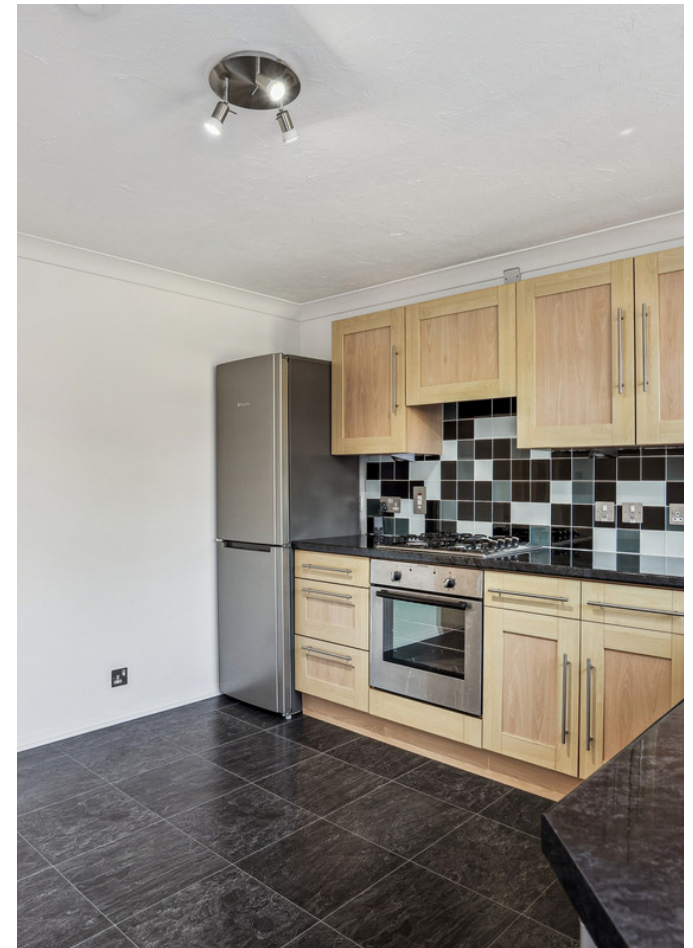
Mobile and data signals are limited with a range of providers indoors and offer a good service outdoors according to Ofcom checker.

We are not aware of any covenants or restrictions that may affect the property.

We are not aware of and adjacent planning consents that might affect value.







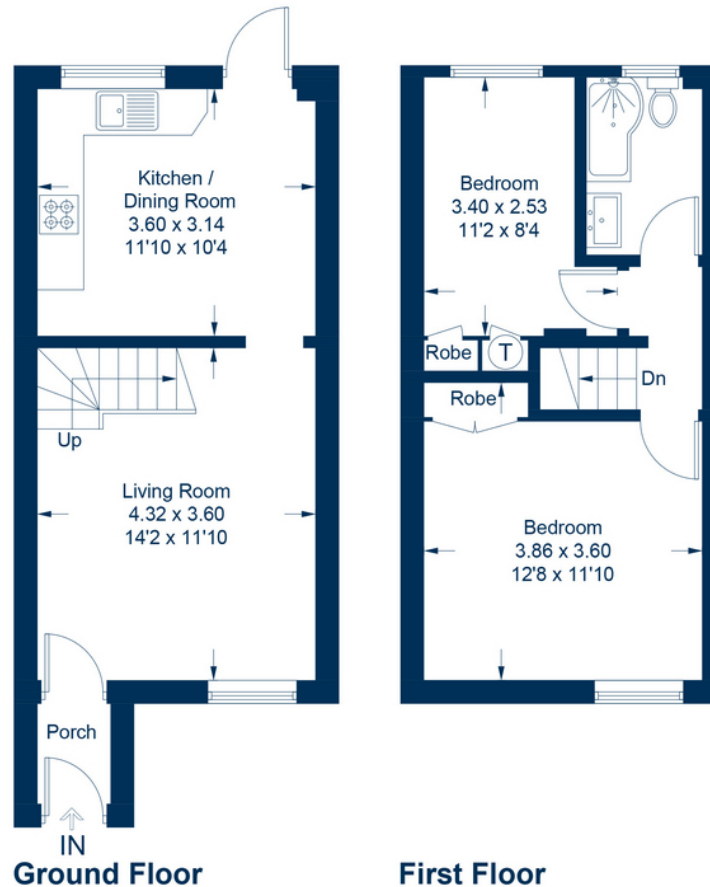
## Key Features

- Offered to the market with no onward chain.
- Well presented two bedroom mid terraced property.
- Spacious kitchen diner.
- Two allocated parking spaces.
- Situated on a cul-de-sac on the popular Ladygrove development.
- Modern bathroom.
- EPC Rating C
- Council Tax Band C

## The Location

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).

Approximate Gross Internal Area  
 Ground Floor = 29.5 sq m / 317 sq ft  
 First Floor = 28.1 sq m / 302 sq ft  
 Total = 57.6 sq m / 620 sq ft



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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