



Colne Drive, Didcot, OX11 7SG

£300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Positioned at the end of a cul-de-sac is this renovated two-bedroom home which has undergone thorough modernisation during the current owner's tenure, 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 in a row of 3 dwellings and tucked away at the end of the road. The properties accommodation to the ground floor comprising of entrance hall, sitting room, kitchen dining room, integrated washing machine, AEG microwave & oven which in turn leads on to the larger than average rear garden. The first floor offers two well-proportioned bedrooms and a renovated family bathroom.

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

- Replacement UPVC double glazed windows and doors within last 10 years
- Gas combination boiler installed in 2016
- Off street parking to the front of the property for two vehicles directly across from the property
- Within walking distance to Didcot Parkway Train Station which offers mainline services to London Paddington within 40 minutes
- Gated rear access to the bottom of the garden
- UPVC double glazed throughout



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).



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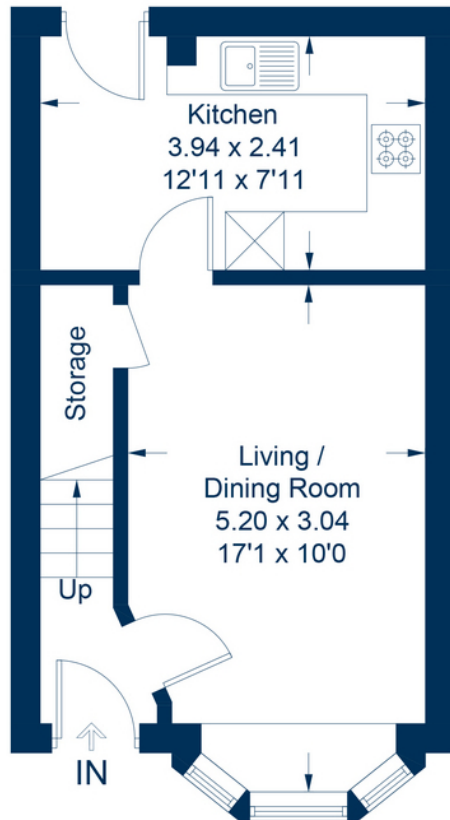
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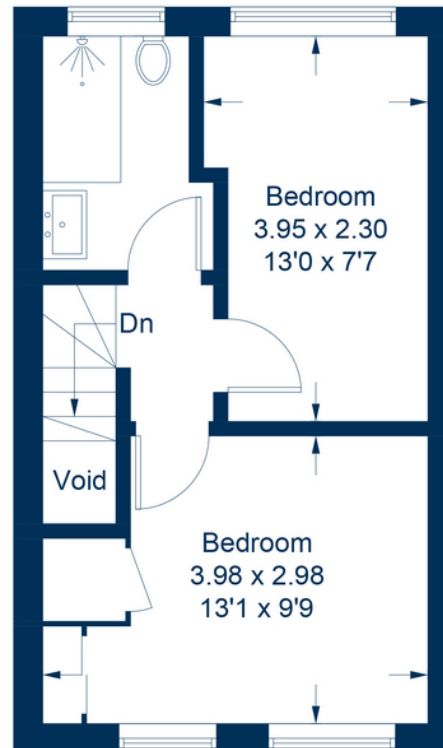
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Approximate Gross Internal Area
Ground Floor = 28.1 sq m / 302 sq ft
First Floor = 27.8 sq m / 299 sq ft
Total = 55.9 sq m / 601 sq ft



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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