



2 Crowberry Place, Didcot, OX11 6FT
£325,000 Freehold

THOMAS
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SALES LETTINGS



The Property

A well presented two bedroom property situated on the popular Brunel Rise development.

The accommodation comprises of entrance hallway, cloakroom, kitchen and a spacious lounge/diner leading onto a private rear garden with side access. On the first floor there are two double bedrooms an added en suite from the principal bedroom and family bathroom.

Other benefits allocated parking, UPVC double glazed windows and an east facing rear garden. The property is also conveniently located next to local amenities, GEMS Didcot primary academy and bus routes into the town centre and Didcot Parkway railway station.

The property is also conveniently located within 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, Ultrafast and Fast Broadband are 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

Information relating to Easements, Boundaries & Rights are awaited





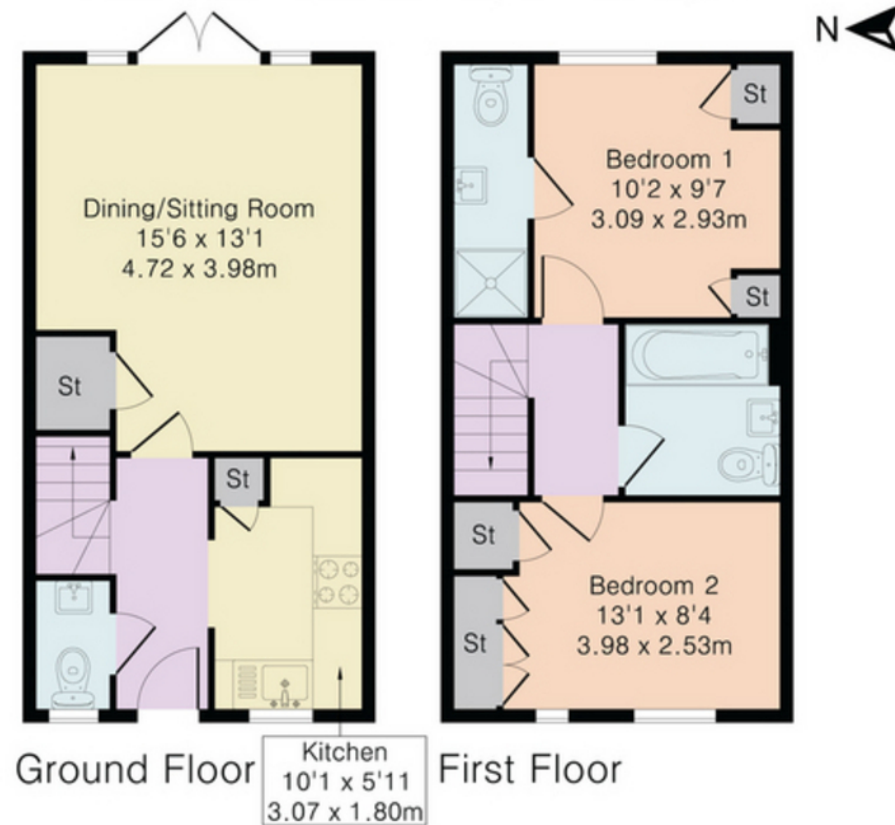
Key Features

- Off-street parking
- Bathroom and en-suite to principal bedroom
- Ground floor cloakroom
- Built-in wardrobes to second bedroom
- Integrated kitchen appliances
- East facing garden
- EPC Rating B

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 674 sq ft – 62 sq m
Ground Floor Area 337 sq ft – 31 sq m
First Floor Area 337 sq ft – 31 sq m



Thomas Merrifield and their clients give notice that:

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.

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Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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