



2 Alphin Brook, Didcot, OX11 7FG

£480,000 Freehold

THOMAS
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SALES LETTINGS



The Property

Situated on the popular Ladygrove development is this beautifully presented three bedroom linked detached property.

This newly redecorated property comprises of, entrance hallway, cloakroom, spacious living room with bay window and an impressive Charnwood log burner which the current owners installed last year; an open plan kitchen/diner with fully integrated Bosch appliances which leads into a second reception room which could be used as a study or playroom.

On the first floor there are three bedrooms with a re-fitted modern en-suite shower room to the principal bedroom and a family bathroom. Additional benefits include driveway parking, a section of the original garage for storage and a private enclosed, landscaped with Astroturf, west facing garden. For the location, size and presentation to be fully appreciated a viewing is highly recommended.

Material information to note:

Tenure: Freehold

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. Artex is present and if pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed. For any further information relating to 'The Register of Title' including restrictive covenants then please contact the estate agent.



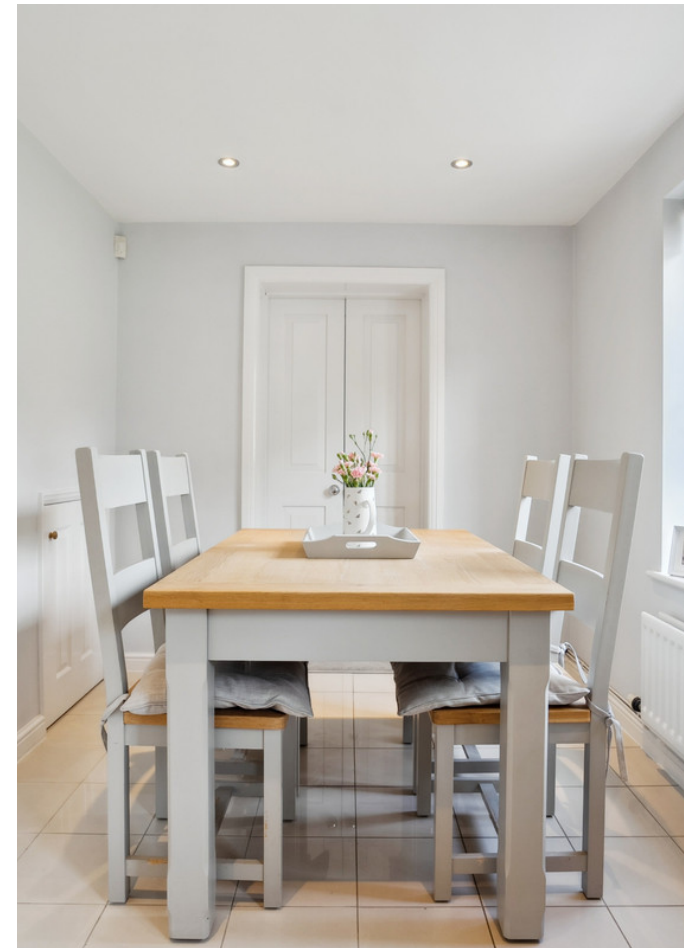


Key Features

- Linked detached property situated on the popular Ladygrove development.
- Three bedrooms with modern en-suite shower room to principal bedroom.
- Open plan kitchen/diner with integrated appliances.
- Spacious living room with recently installed Charnwood log burner.
- Private and enclosed west facing rear garden.
- Driveway parking.
- Downstairs cloakroom.
- EPC Rating C
- Council Tax Band D

The Location

Ladygrove is a convenient and well-established location within 1 mile of Didcot Parkway and the Orchard Centre. There are local facilities including a parade of shops, two highly regarded primary schools and nursery, Ladygrove lakes and Ladygrove Playground park, as well as a leisure centre and family pub. Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre shopping complex 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 approx. 40 minutes.



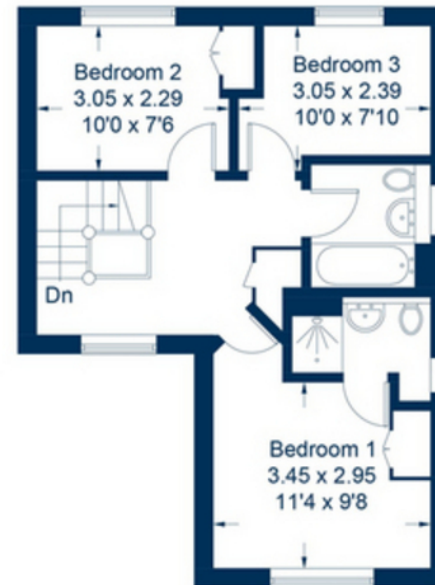
Approximate Gross Internal Area
 Ground Floor = 54.3 sq m / 584 sq ft
 First Floor = 43.4 sq m / 467 sq ft
 Garage = 3.4 sq m / 36 sq ft
 Total = 101.1 sq m / 1087 sq ft



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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First Floor

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2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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