



3 Nightingale Way, Didcot, OX11 6AF

Guide Price £307,500 Freehold

THOMAS
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SALES LETTINGS



The Property

A two bedroom house in a quiet location on the Great Western Park development.

The property has the benefit of an en-suite shower room to the master bedroom, UPVC double glazed windows, gas central heating, off street parking, a ground floor cloakroom and a good size south facing rear garden extending to approximately 50ft.

The accommodation comprises an entrance hall, cloakroom, kitchen, open plan dining/living room with French doors leading to the south facing garden, family bathroom and two double bedrooms, with the master offering an en-suite.

The property is connected to mains gas, electricity, water and drainage.

Broadband - according to Ofcom, Standard to Ultrafast

Broadband are available (checker.ofcom.org.uk). Mobile

Coverage - according to Ofcom, there may be some limited coverage with some major providers (checker.ofcom.org.uk)

According GOV.UK Flood Risk, this property has a very low flood risk. For all information available on the Register of Title, please contact the agent.



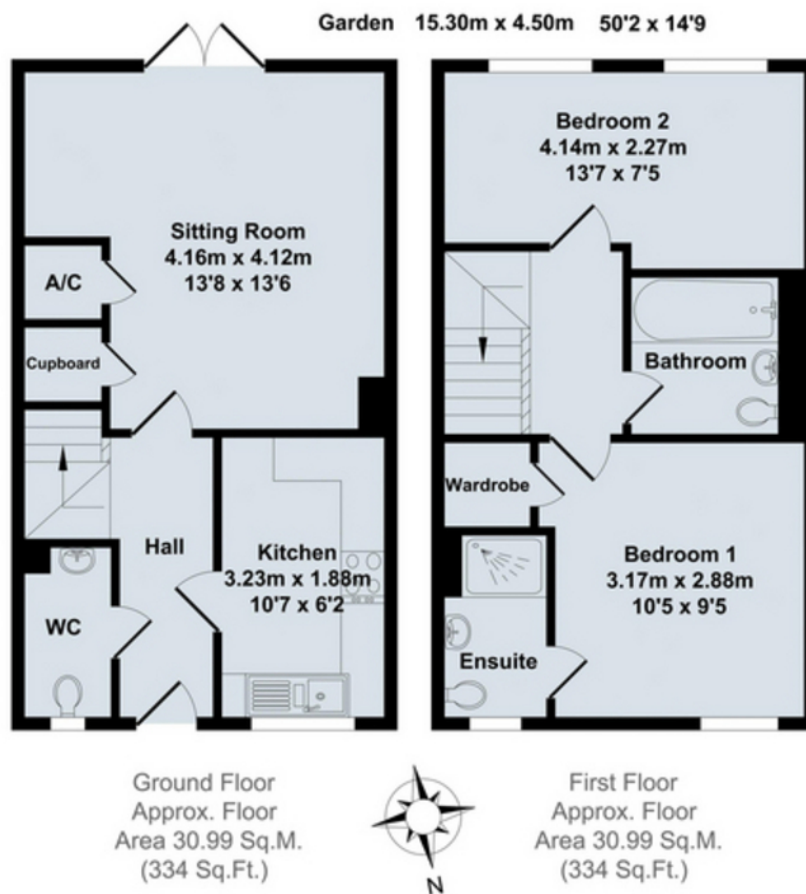


Key Features

- Quiet location on the GWP development
- En-suite to principal bedroom
- C. 50ft south facing garden
- Off-street parking
- EPC Rating C
- Council Tax C

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.



Total Approx. Floor Area 61.98 Sq.M. (667 Sq.Ft.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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