



42 Evenlode Drive, Didcot, OX11 7XQ
£295,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Located on a quiet cul-de-sac within the Ladygrove development is this well presented two bedroom mid-terrace house located just 0.4 miles from Didcot Parkway train station.

The accommodation comprises of an entrance hall, kitchen and a spacious lounge diner, which leads to a generous sized conservatory with doors opening onto the enclosed south facing rear garden. On the first floor are two double bedrooms and a family bathroom. The property also has the benefit of two parking spaces to the front.

Some material information to note: Freehold property. Gas central heating. Mains water, electrics and drainage. The property has driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates good mobile availability with major providers. The government portal generally highlights this as an unlikely/low risk address for flooding. Properties built or renovated pre-2000 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice as we have not carried out a survey. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Cul-de-sac location within the Ladygrove development.
- Driveway parking for two vehicles
- Living/dining room
- Conservatory
- Council Tax Band: C
- EPC Rating: C

The Location

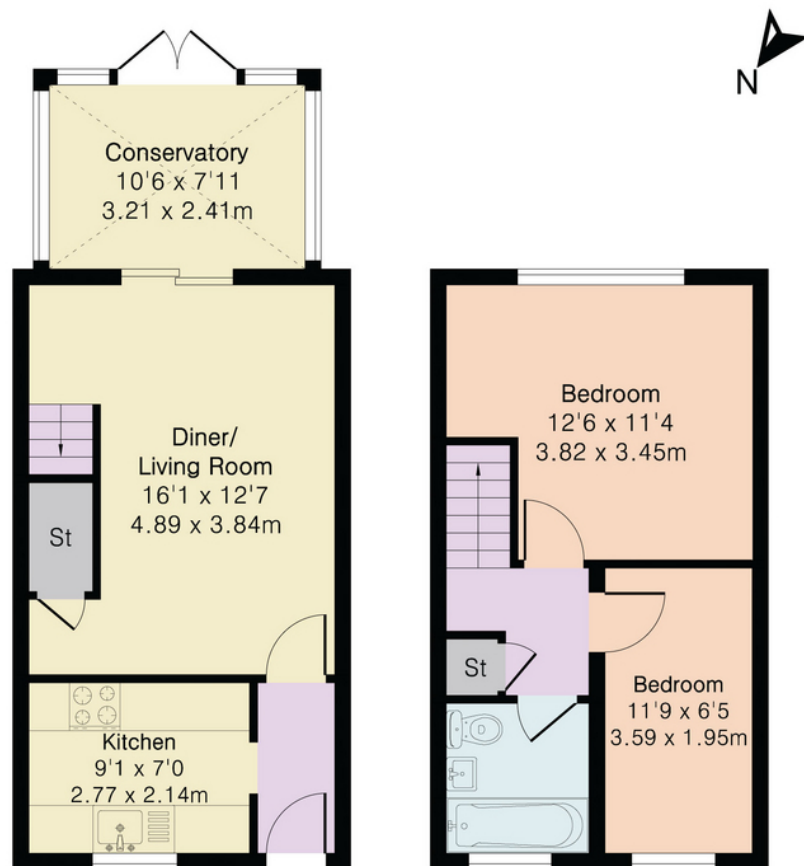
Ladygrove is a convenient and well-established location within 1 mile of Didcot Parkway and the Orchard Centre. There are local facilities including a parade of shops, two highly regarded primary schools and nursery, Ladygrove lakes and Ladygrove Playground park, as well as a leisure centre and family pub.



Approximate Gross Internal Area 676 sq ft - 62 sq m

Ground Floor Area 381 sq ft – 35 sq m

First Floor Area 295 sq ft – 27 sq m



Ground Floor

First Floor

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.

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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