



44 Bishops Orchard, East Hagbourne, OX11 9JS
£325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A rarely available two bedroom semi-detached house quietly situated on the sought after Bishops Orchard development within East Hagbourne village.

The property has the advantage of gas central heating, a ground floor cloakroom, double glazed UPVC windows, an attached garage and a secluded mature garden at the rear.

A degree of cosmetic updating principally to the kitchen and bathroom would add to the appeal of the property and is reflected in the asking price.

Some material information to note: Gas central heating. Mains water, electricity and drainage. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates fair mobile availability and mobile data is available with all major providers at this postcode with the possible exception of three. The government portal generally highlights this as an low risk postcode for flooding. Properties built or renovated pre-1999 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.



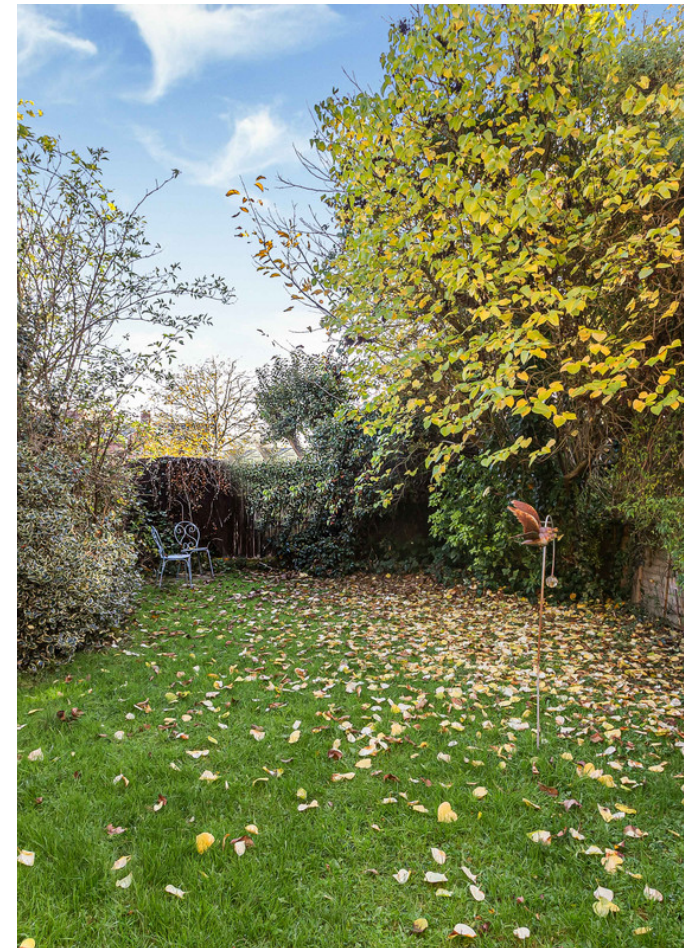


Key Features

- Two bedroom semi-detached house
- Attached garage
- Cloakroom
- Kitchen
- Sitting room
- Gas central heating and double glazing
- Council Tax Band: C
- EPC Rating: tbc

The Location

Bishops Orchard is a well-planned development of 50 mainly detached homes of varying design within this much sought-after village. East Hagbourne is renowned locally for its delightful historic Main Street lined with quintessential period houses and cottages. The village offers good local facilities including a village primary school and nursery, community post office, garage and thriving pub. Didcot lies within 2 miles of Bishops Orchard and offers an excellent selection of shops, restaurants and leisure facilities together with a fast rail connection to London from Didcot Parkway.

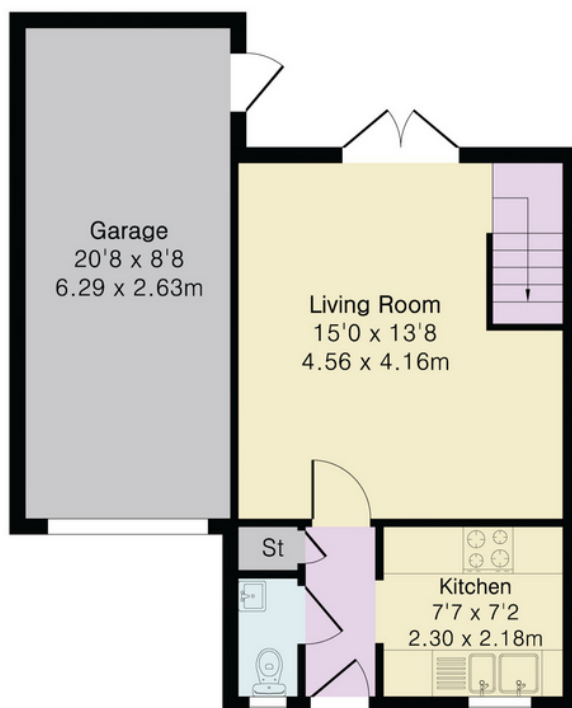


**Approximate Gross Internal Area 612 sq ft - 56 sq m
(Excluding Garage)**

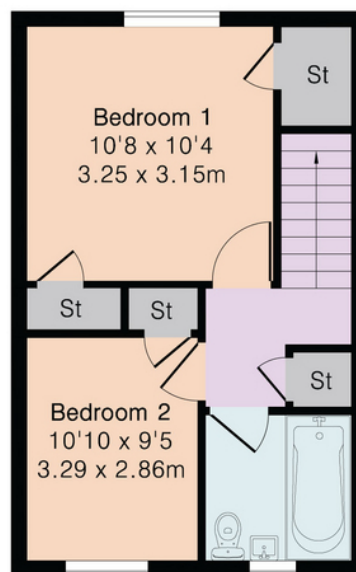
Ground Floor Area 306 sq ft – 28 sq m

First Floor Area 306 sq ft – 28 sq m

Garage Area 178 sq ft – 17 sq m



Ground Floor



First Floor

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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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