



4 Ray Court, Didcot, OX11 7TR

Guide Price £320,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

New to the market is this superbly presented two-bedroom home, tucked away in a pleasant cul-de-sac within the sought-after Ladygrove development.

The property has been comprehensively upgraded throughout and features a brand-new kitchen with integrated appliances, new flooring, redecoration, stylish new bathroom and updated heating and electrical systems.

The ground floor offers a contemporary fitted kitchen and an open-plan living/dining room with doors opening onto a delightful, low-maintenance east-facing garden. Upstairs, there are two well-proportioned double bedrooms and a modern family bathroom.

Further benefits include two allocated parking spaces.

Material information to note:

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. For any further information relating to 'The Register of Title' then please contact the estate agent. 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

- Comprehensively updated two bedroom house
- Refitted kitchen with integrated appliances
- Living/dining room
- Stylish refitted bathroom
- Two allocated parking spaces
- EPC Rating: C
- Council Tax Band: C

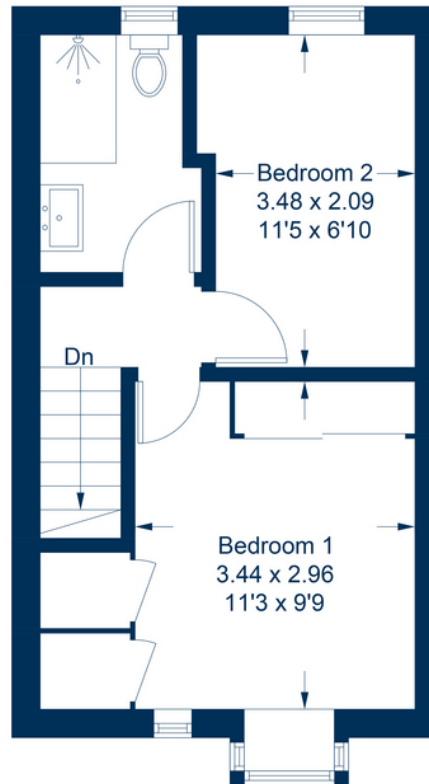
The Location

The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre 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 from Didcot Parkway (approx. 40 minutes).

Approximate Gross Internal Area
Ground Floor = 28.3 sq m / 305 sq ft
First Floor = 28.0 sq m / 301 sq ft
Total = 56.3 sq m / 606 sq ft



Ground Floor



First 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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