



6 Chinnock Brook, Didcot, OX11 7XU
£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered with no onward chain, this three-bedroom detached home is tucked away in a quiet cul-de-sac within the sought-after Ladgrove development.

Situated on Chinnock Brook, the property offers a spacious reception room, separate dining room, kitchen & downstairs WC. Moving upstairs, there are three bedrooms and a family bathroom. The master bedroom benefits from its own en-suite shower room.

Externally, the home features a south-facing rear garden with side access and a door leading directly into the garage. In addition to the private garage, there is also allocated parking.

Material information to note:

Tenure: Freehold

The property is of a brick build construction and is connected to mains gas, electricity, 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. 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. We have not carried out a survey but please note that the property has Artex ceilings. For any further information relating to 'The Register of Title' including restrictive covenants then please contact the estate agent.





Key Features

- Three bedroom detached family home.
- Private garage and allocated parking.
- Cul-de-sac location within the popular Ladygrove development.
- South facing rear garden.
- En-suite to principal bedroom.
- Offered to the market with no onward chain.
- Tenure - Freehold.
- Council Tax D
- EPC Rating D

The Location

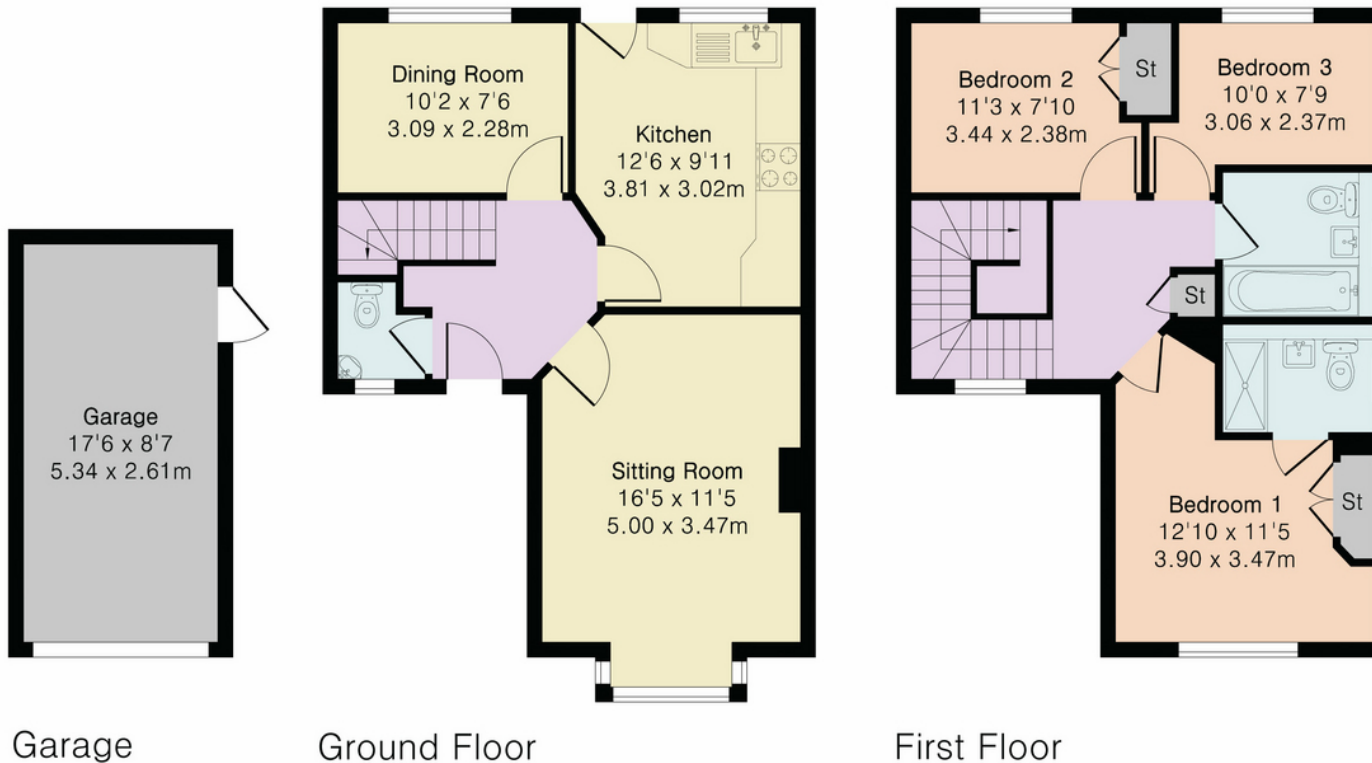
Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre shopping complex with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington approx. 40 minutes.

**Approximate Gross Internal Area 913 sq ft - 85 sq m
(Excluding Garage)**

Ground Floor Area 462 sq ft – 43 sq m

First Floor Area 451 sq ft – 42 sq m

Garage Area 150 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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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