



Verlam Grove, Didcot, OX11 7SW

£450,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

Situated in a cul-de-sac on the popular Ladygrove development is this spacious and well presented three bedroom linked detached family home.

The property comprises of, entrance hallway, cloakroom, living room with bay window, dining room which leads into the kitchen with separate utility area with side door. On the first floor there are three bedrooms with en-suite shower room to the principal bedroom and family bathroom.

Other benefits include driveway parking, garage with light and power and a good sized rear garden with large decking area. For the size location and presentation to be fully appreciated, a viewing is highly recommended.

Material information to note:

Tenure: Freehold

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](http://checker.ofcom.org.uk)). According to Ofcom there is good coverage on a range of phone providers ([checker.ofcom.org.uk](http://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' then please contact the estate agent.







## Key Features

- Linked detached family home situated on the popular Ladygrove development.
- Three bedrooms with en-suite shower room to the principal bedroom.
- Garage with light and power.
- Generous sized rear garden with large decking area.
- Driveway parking.
- Kitchen with separate utility room.
- Tenure - Freehold.
- Council Tax Band - E.
- EPC Rating - D.





## 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.

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.



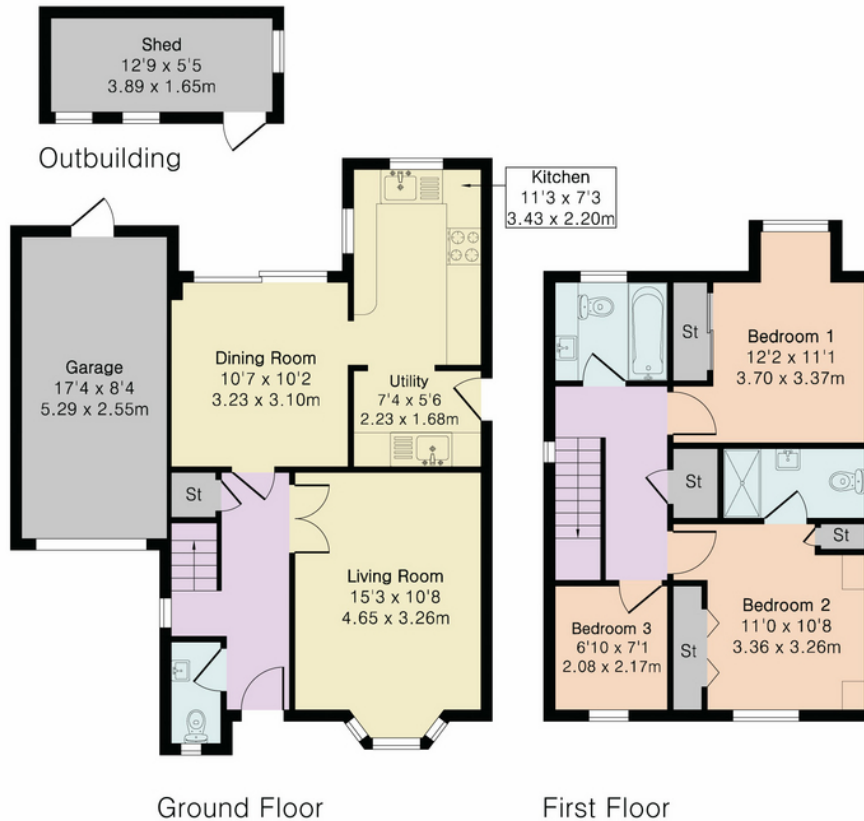
**Approximate Gross Internal Area 948 sq ft - 88 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 498 sq ft – 46 sq m

First Floor Area 450 sq ft – 42 sq m

Garage Area 145 sq ft – 13 sq m

Outbuilding Area 69 sq ft – 6 sq m



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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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