



Spring Lane, Didcot, OX11 6JU

Offers Over £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A tasteful and well presented three bedroom semi-detached family house situated on the ever popular Dida Gardens development.

The accommodation comprises of an entrance hall, cloakroom, a light and airy living room, which leads through to a generous sized kitchen/diner with integrated appliances and French doors leading out onto the rear garden.

On the first floor are three bedrooms, with an en-suite shower room to the principal bedroom plus a family bathroom.

Other benefits include driveway parking for two cars, a garage with light and power and a well kept west facing rear garden with tasteful patio area.

For the size, location and presentation to be fully appreciated a viewing is highly recommended.





Key Features

- Three bedroom semi-detached family home built by David Wilson in 2021
- En-suite shower room to principal bedroom.
- Driveway parking for two vehicles and garage with light and power.
- Good sized kitchen diner with integrated appliances.
- West facing rear garden with additional patio area.
- £140 estate charge payable every 6 months to Warwick Estates.
- Council Tax Band: C
- EPC Rating: B



The Location

Tenure - Freehold

Estate Charge of £142 every 6 months paid to Warwick Estates.

The property is of brick built construction. This property is connected to mains electricity, gas, water and drainage.

Broadband - according to Ofcom, Ultrafast and Superfast

Broadband are available at this property (checker.ofcom.org.uk).

Mobile Coverage - according to Ofcom, there is fair coverage on a range of phone providers (checker.ofcom.org.uk).

According GOV.UK Flood Risk, this property has a very low flood risk. For any information relating to the register of title, please contact the agent.

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex with multiplex cinema,

Cornerstone art centre and various cafes and restaurants.

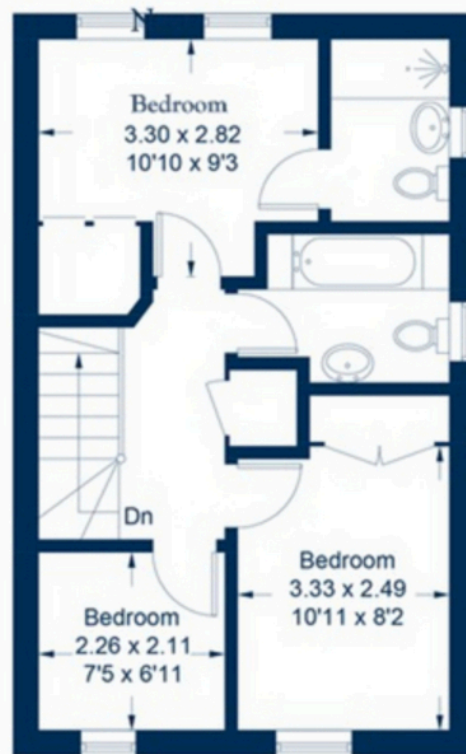
Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service from Didcot Parkway into London Paddington approx. 40 minutes.



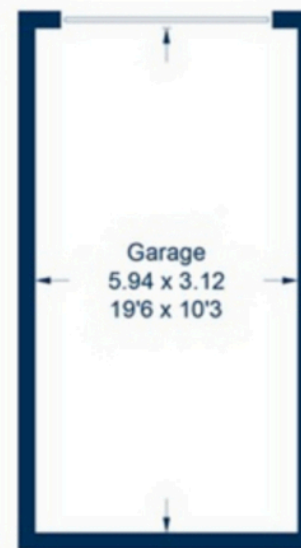
Approximate Gross Internal Area
 Ground Floor = 39.8 sq m / 428 sq ft
 First Floor = 39.5 sq m / 425 sq ft
 Garage = 18.4 sq m / 198 sq ft
 Total = 97.7 sq m / 1,051 sq ft



IN
Ground Floor



First Floor



(Not Shown In Actual
 Location / Orientation)

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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