



Ottery Way, Didcot OX11 7UG



Ottery Way, Didcot

A delightful one-bedroom house with garden and parking, set on the sought-after Ladygrove development, close to Didcot Parkway station. This attractive home features a light and airy double-aspect sitting room with a charming bay window, a well-fitted kitchen with integrated appliances, and a smart three-piece bathroom with shower. Upstairs, the generous double bedroom enjoys excellent natural light. Outside, the property boasts an enclosed garden providing a private space to relax or entertain, along with the rare benefit of two allocated parking spaces. Ideally located for local amenities and within easy reach of Didcot Parkway, this is an excellent opportunity for first-time buyers or investors alike.

Tenure - Freehold

Accommodation

The property is double glazed with gas central heating to radiators.

Double front door two:

Living Room: 12' x 11'6 A double aspect room with a bay window to the front and casement door with side window to the garden. Wood style floor, radiator and stairs to landing.

Kitchen: 11'5 x 5'10 Double aspect with double glazed windows to front and rear, the kitchen is fitted with a range of storage units, worktops and white sink. Integrated gas hob with extractor hood, electric oven and further appliance spaces. Wall mounted gas boiler, radiator.





Outside

Stairs to Landing: Downlights, double glazed window and airing cupboard.

Bedroom 1: 11'6 x 8'7 Double glazed window, radiator, downlights and loft access, Over-stair storage cupboard.

Bathroom: Fitted with a white three-piece suite including shower and screen over the bath, low-level wc and handbasin. Part tiled walls, radiator, double glazed window and downlights.

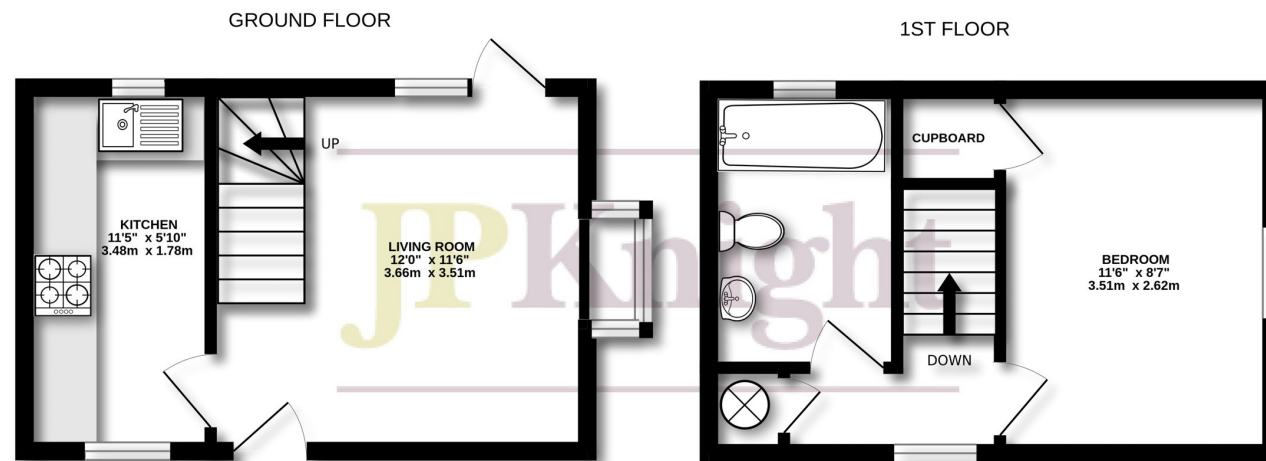
To the Front: The front garden area is laid to gravel and extends the front and side interspersed with shrubs and trees there is a gravel parking enclosed by sleepers with a side gate of the garden. Further parking space to rear of garden.

Rear Garden: Enclosed by timber fencing and brick walling with a gate to the front, the gardens feature a paved terrace leading to a gravel area with shrubs and plum tree. Timber garden shed.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL FLOOR AREA : 430sq.ft. (39.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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