



19 Lea Grove, Didcot, OX11 7UN
£325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Tucked away in a cul-de-sac on the popular Ladygrove development is this tidy and well presented two bedroom end terraced property located within 0.4 miles of Didcot Parkway railway station.

The property comprises of; entrance porch, living room leading through to a spacious kitchen diner. On the first floor there are two double bedrooms and a modern re-fitted shower room. Other benefits include gas fired central heating, UPVC double glazed windows, two allocated parking spaces, a private and enclosed west facing rear garden with the addition of a cabin

which the current sellers installed and is being used as a home office. For the location, size and presentation to be fully appreciated a viewing is highly recommended.

Some material information to note:

Tenure: Freehold

Mains services - Gas, electric, water and drainage.

Flood risk - Low flood risk.

Two allocated parking spaces.

Broadband speeds of standard to ultrafast are available according to Ofcom checker.

Mobile and data signals are limited with a range of providers indoors and offer a good service outdoors according to Ofcom checker.

We are not aware of any covenants or restrictions that may negatively affect the property.

We are not aware of any adjacent planning consents that might affect value.



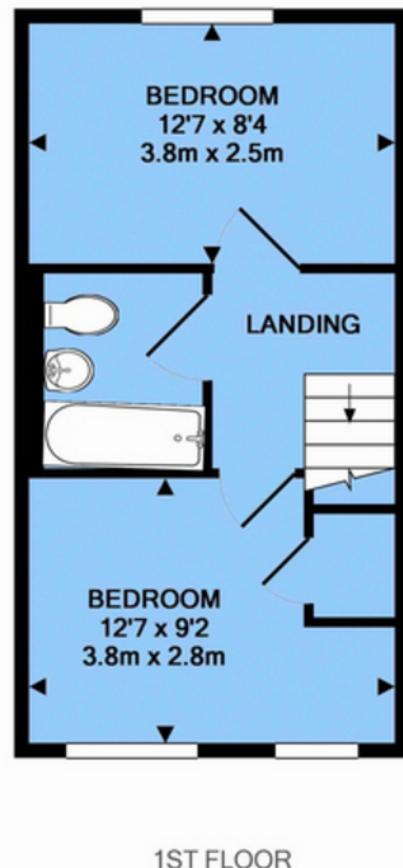
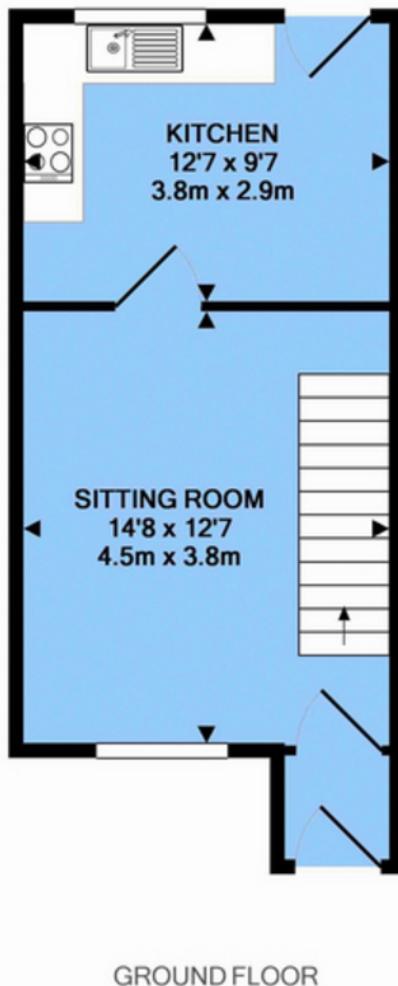
Key Features

- Two double bedroom end terraced property.
- Situated on a cul-de-sac on the popular Ladygrove development.
- Kitchen/diner layout.
- Cabin in garden which is currently being used as a home office.
- Private and enclosed west facing rear garden.
- Two allocated parking spaces.
- Modern re-fitted shower room.
- EPC Rating C
- Council Tax C

The Location

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).





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