



Ottery Way, Didcot, OX11 7UG

£295,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

This two bedroom semi-detached home is available with no onward chain and sits on a quiet cul-de-sac within the Ladygrove Development — an 11 minute walk to Didcot Parkway.

The property benefits from a private driveway, offering off-road parking. On the ground floor you have an entrance hall, a sitting room and a modern open-plan kitchen/diner with enough room for a four-seater dining table. The kitchen/diner has double doors leading out to a low-maintenance garden that feels nicely tucked away.

Upstairs there are two double bedrooms and a family bathroom.

The property is of a brick and tile 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 good coverage on a range of phone providers.

(checker.ofcom.org.uk)

According GOV.UK Flood Risk, this property has a very low flood risk.

As the property was constructed pre 1999, if Artex and floor tiles are present, low levels of asbestos may be present which is considered safe if left undisturbed but prospective buyers must take their own advice.





Key Features

- Being sold with no onward chain.
- Located within a quiet cul-de-sac.
- Allocated parking with a private driveway.
- Two bedroom semi detached house.
- EPC Rating: C
- Council Tax Band: C



The Location

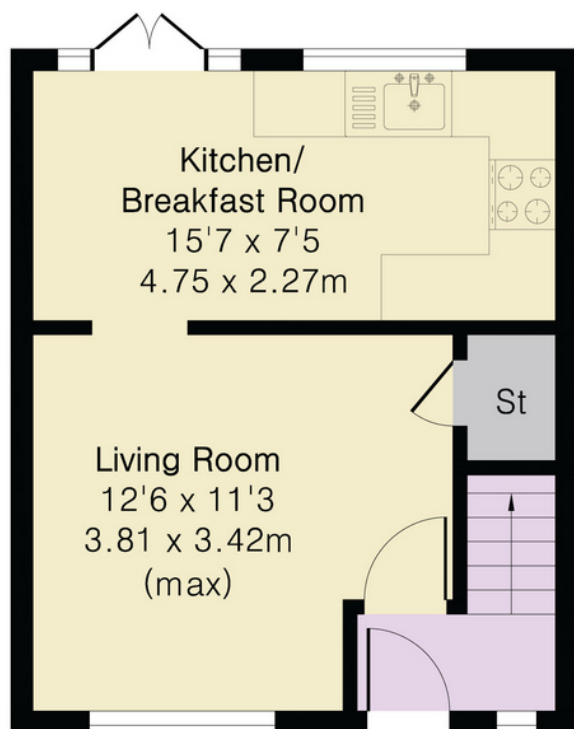
Didcot offers comprehensive leisure and sporting facilities for all ages and has a large shopping centre named the Orchard Centre and The Core with cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and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



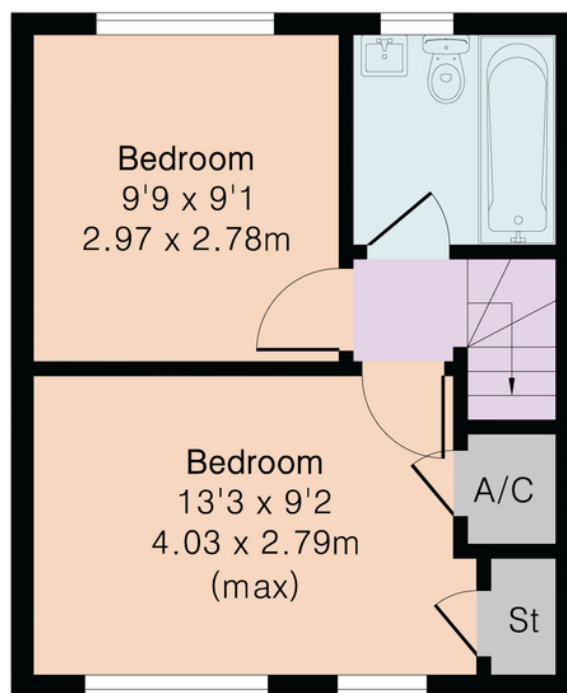
Approximate Gross Internal Area 596 sq ft - 56 sq m

Ground Floor Area 298 sq ft – 28 sq m

First Floor Area 298 sq ft – 28 sq m



Ground Floor



First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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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