



7 Linnet Grove, Didcot, OX11 6HZ  
£310,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

This beautifully presented mid-terrace property is situated on the popular Brunel Rise development. Offering open plan living, landscaped garden and allocated parking to name a few of its many benefits.

The property comprises entrance hall, downstairs cloakroom, open plan kitchen/breakfast room and lounge, including integrated appliances and French doors leading onto a landscaped rear garden. On the first floor there are two double bedrooms with built in wardrobes plus a family bathroom. To the front of the property there is allocated parking and gated rear access leading to the garden.

The property is of a brick and tile construction. This property is connected to mains electricity, gas, water and drainage and owns the solar panels of the roof. Broadband - according to Ofcom, Standard and Ultrafast Broadband are available at this property ([checker.ofcom.org.uk](http://checker.ofcom.org.uk))  
Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. ([checker.ofcom.org.uk](http://checker.ofcom.org.uk))  
According GOV.UK Flood Risk, this property has a very low flood risk.



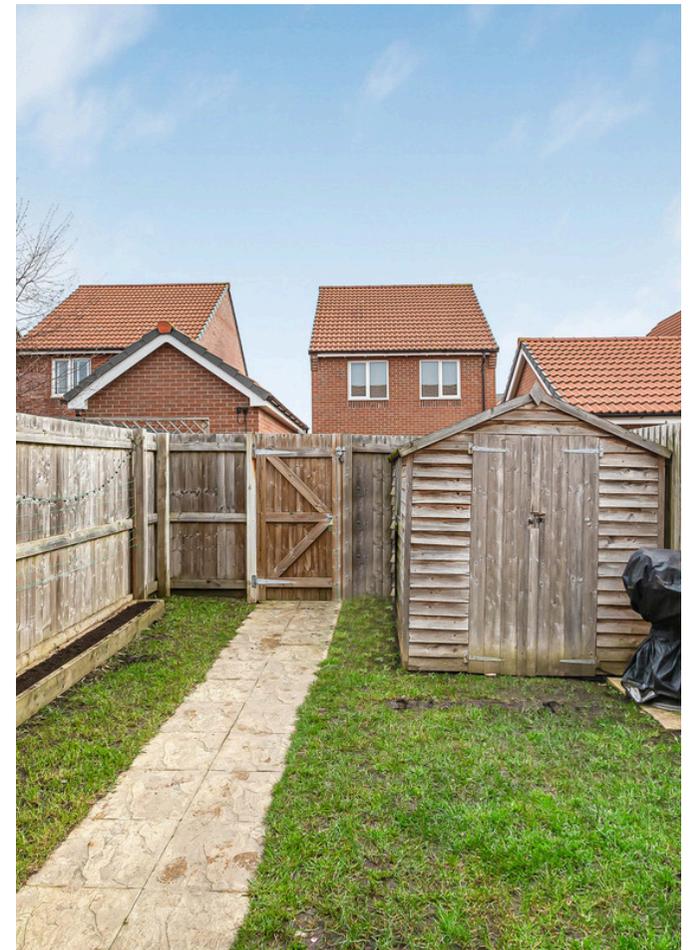


## Key Features

- Being sold with no onward chain.
- Open plan kitchen, dining & living room.
- Allocated parking space.
- Located on 1.5miles from Didcot train station.
- EPC Rating B.
- Council Tax C.

## The Location

Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station) schools, shops, sports pitches, play areas, community centre, a health facility and a new district centre. There are 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. 45 minutes.

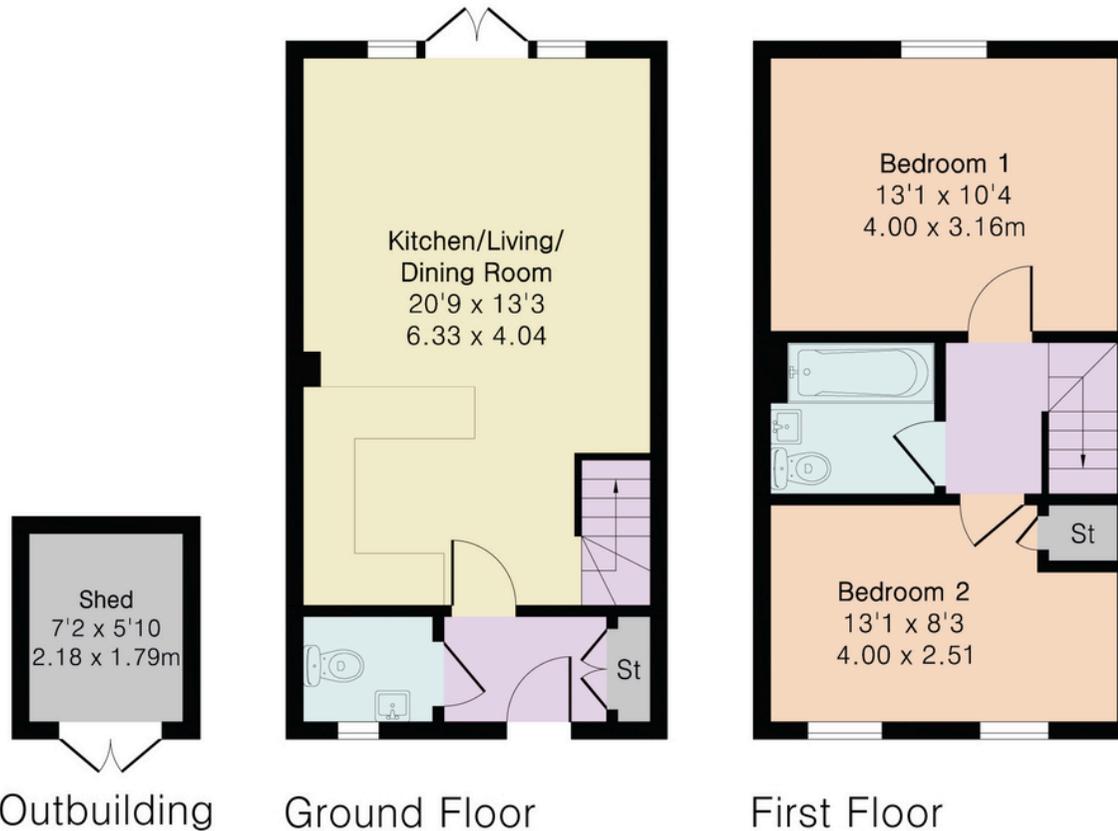


## Approximate Gross Internal Area 668 sq ft - 62 sq m (Excluding Outbuilding)

Ground Floor Area 334 sq ft – 31 sq m

First Floor Area 334 sq ft – 31 sq m

Outbuilding Area 42 sq ft – 4 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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