



5 Cookham Grove, Didcot, OX11 9FZ
£340,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS

The Property

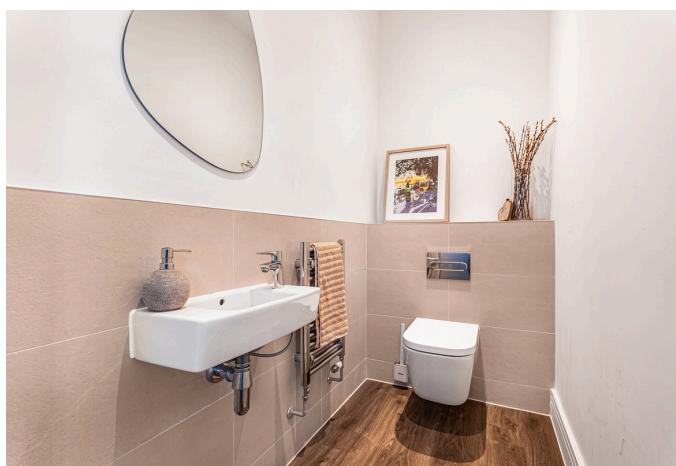
Situated within the prestigious and newly developed Nobel Park, this stylish two bedroom end of terrace home offers modern living in a sought after location.

Step inside to a spacious and inviting hallway, setting the tone for the rest of the home. The property features a contemporary kitchen, thoughtfully designed and equipped with high quality Bosch appliances. At the rear, a bright and generous living area benefits from bi-fold doors that open onto the West facing garden, which further includes a versatile office pod; ideal for remote working.

Upstairs, you'll find two well sized double bedrooms and a sleek, modern family bathroom. Additional convenience is provided by a downstairs WC. Externally, the home includes two allocated parking spaces.

Material Information to note:

The property is of a brick built construction. The property is connected to mains gas, electricity, water and drainage. According to Ofcom checker, superfast and ultrafast broadband is available at the property. According to Ofcom checker there is good coverage on a range of mobile providers. According to GOV.UK Flood risk, this property is of low flood risk. For any further information on the register of title please contact the agent. Please be advised there is a yearly estate management charge, approx- £200PA.



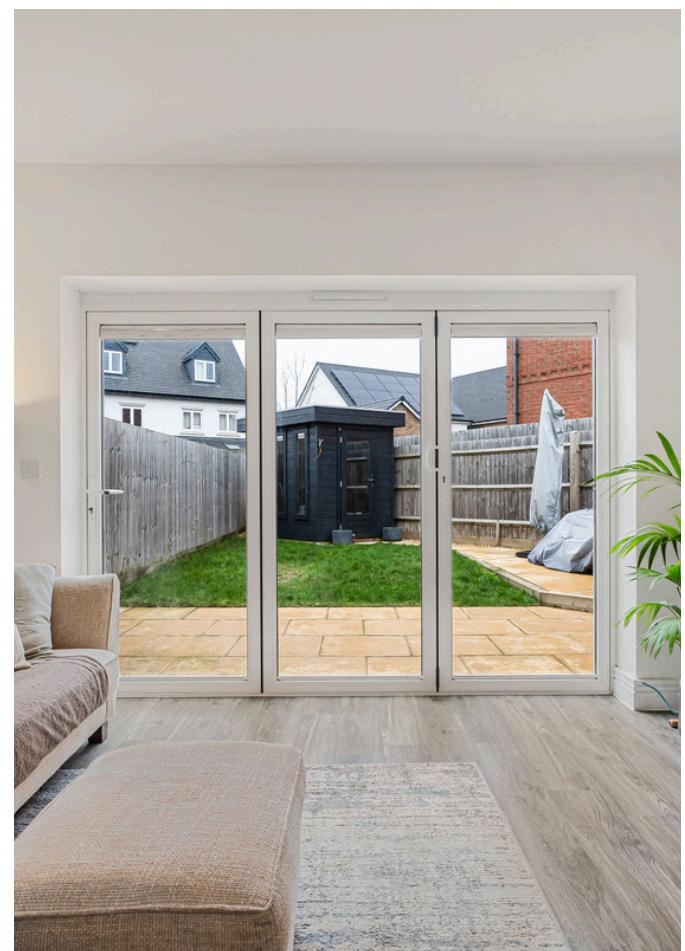


Key Features

- End of terrace home.
- Located within the new Nobel Park development.
- Two available parking spaces.
- Private west facing garden.
- Newly built office pod in the garden.
- EPC Rating B.
- Council Tax C.

The Location

Didcot is a thriving town that is popular with commuters and offers all the amenities for modern living. The town of 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).



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.

Approximate Gross Internal Area 746 sq ft - 70 sq m

Ground Floor Area 373 sq ft - 35 sq m

First Floor Area 373 sq ft - 35 sq m

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