



16 Dearne Place, Didcot, OX11 7UU

Offers Over £315,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Offered to the market with no onward chain is this spacious and well presented two bedroom semi-detached property situated on a cul-de-sac on the popular Ladygrove development.

The property comprises of entrance hall, kitchen, spacious lounge diner with patio doors leading out on to the garden, two double bedrooms with built in wardrobes in both and a family bathroom. Additional benefits include driveway parking, garage with light and power and a private and enclosed south facing rear garden.

Material information to note:

Tenure: Freehold

The property is of a brick build construction and is connected to mains gas, electric, water and drainage. According to Ofcom, there is up to ultrafast broadband available at the property ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to Ofcom there is good coverage on a range of phone providers ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to GOV.UK flood risk, there is a low flood risk at the property. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. For any further information relating to 'The Register of Title' then please contact the estate agent.





## Key Features

- Offered to the market with no onward chain.
- Two double bedrooms with built in wardrobes.
- Spacious lounge diner with patio doors out onto garden.
- Private and enclosed south facing rear garden.
- Garage and driveway parking.
- Situated on a cul-de-sac on the popular Ladygrove development.
- Tenure - Freehold.
- Council Tax: C
- EPC Rating: C

## The Location

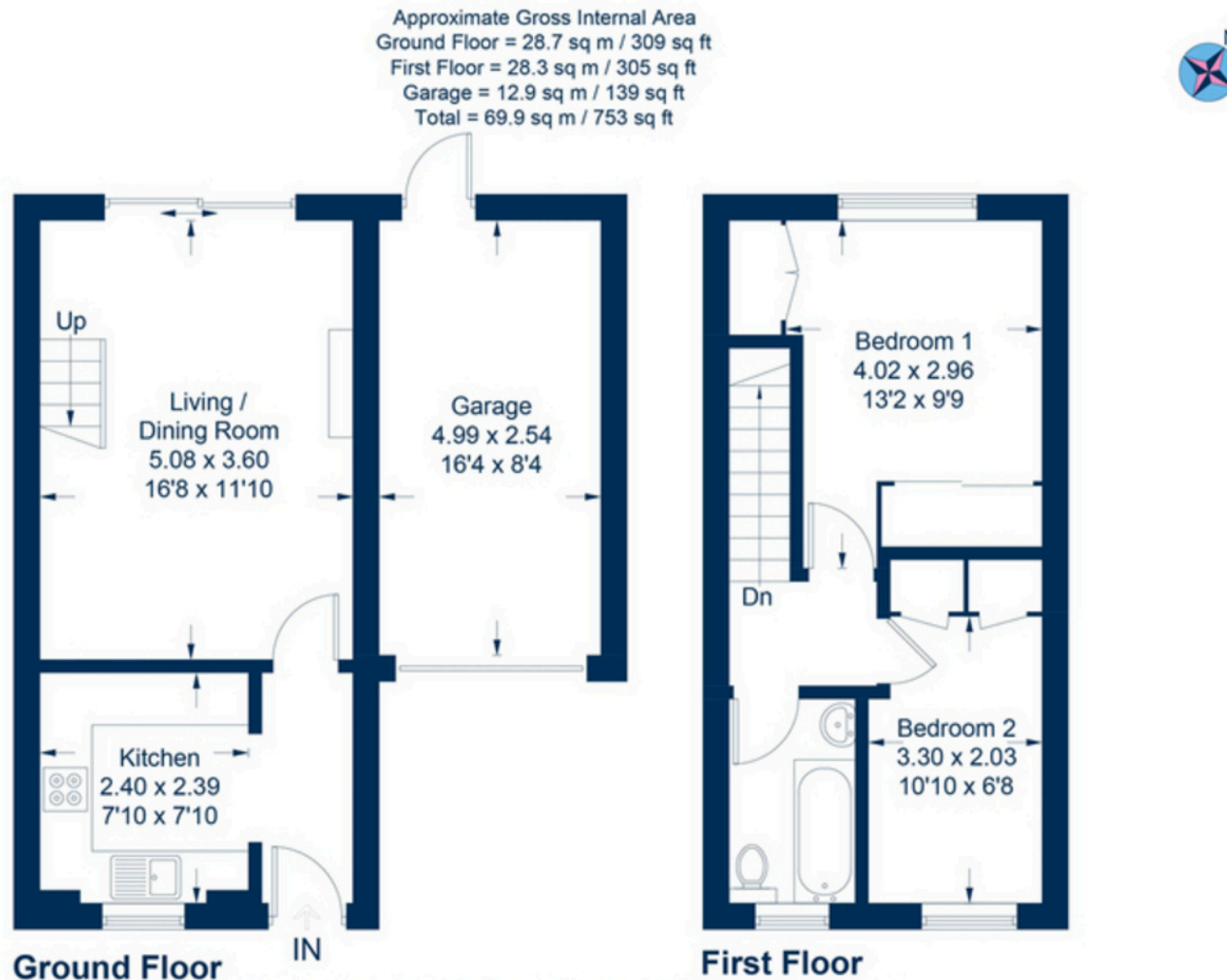
Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre shopping complex with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south.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



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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