



54 Brunstock Beck, Didcot, OX11 7YG

Offers Over £270,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Coming to the market with NO ONWARD CHAIN and ideally located within the desirable Ladygrove development is this two bedroom end of terraced house.

Tucked away in a pleasant cul-de-sac, the property's ground floor accommodation offers a kitchen/breakfast room and an open-plan living/dining room with doors opening onto a low maintenance rear garden with a gated side access to the parking area.

On the first floor are two well-proportioned double bedrooms and a modern family bathroom. The largest bedroom is accompanied by ample storage including a fitted wardrobe.

Further benefits to its sale include a timber shed with light and power, off street parking for three vehicles and a generous corner plot.

### Material information to note:

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. For any further information relating to 'The Register of Title' then please contact the estate agent. 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.



## Key Features

- NO ONWARD CHAIN
- Within a short walking distance of Didcot Parkway train station and shopping amenities
- Replacement UPVC fascias & soffits completed by the current owner
- Generous off-street parking with three allocated spaces
- Gas central heating and UPVC double glazing
- Council Tax Band: C
- EPC Rating: D

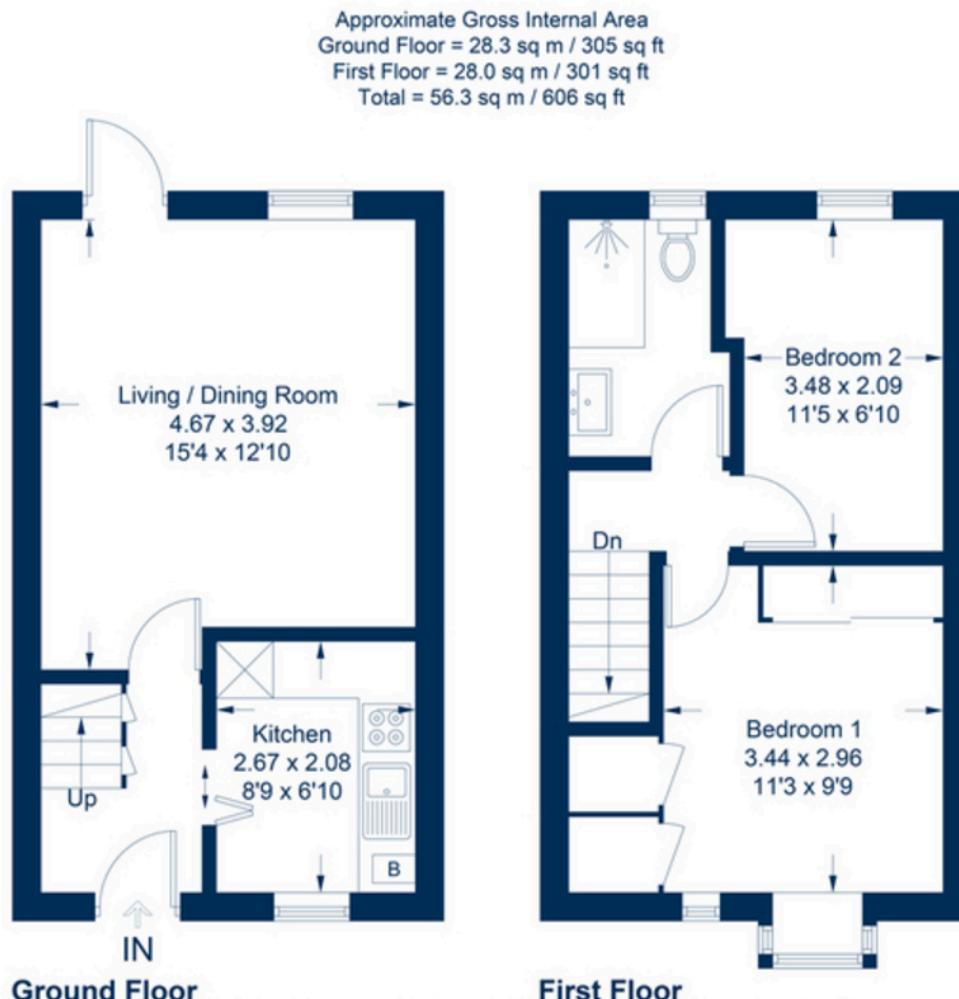
## The Location

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.
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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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