



69 Bowmont Water, Didcot, OX11 7GF
£390,000 Freehold

THOMAS
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SALES LETTINGS



The Property

A well presented and spacious three bedroom semi-detached family home situated on the ever popular Ladygrove development just 0.7 miles from Didcot Parkway railway station.

The property accommodation comprises an entrance hallway, cloakroom, spacious lounge diner and kitchen with patio doors out onto the garden. On the first floor there are three bedrooms, with an en-suite shower room and built in wardrobes to the principal bedroom and a family bathroom.

Additional benefits include a private and generous sized south west facing garden, garage with light and power and driveway parking.

For the location and size to be fully appreciated a viewing is highly recommended.

Material information to note:

Tenure: Freehold

The property is of a brick build construction and is connected to mains gas, electricity, water and drainage. According to Ofcom, there is up to ultrafast broadband available at the property (checker.ofcom.org.uk). According to Ofcom there is good coverage on a range of phone providers (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. Any further information relating to the register of title can be requested from the estate agent. For any further information relating to 'The Register of Title' including then please contact the estate agent.





Key Features

- Three bedroom semi-detached family home situated on the popular Ladygrove development.
- En-suite shower room to the principal bedroom.
- Garage with light and power with additional driveway parking.
- Private and enclosed south west facing rear garden.
- 0.7 miles from Didcot Parkway railway station.
- Generous sized open plan living dining room.
- Tenure - Freehold.
- Council Tax Band: D

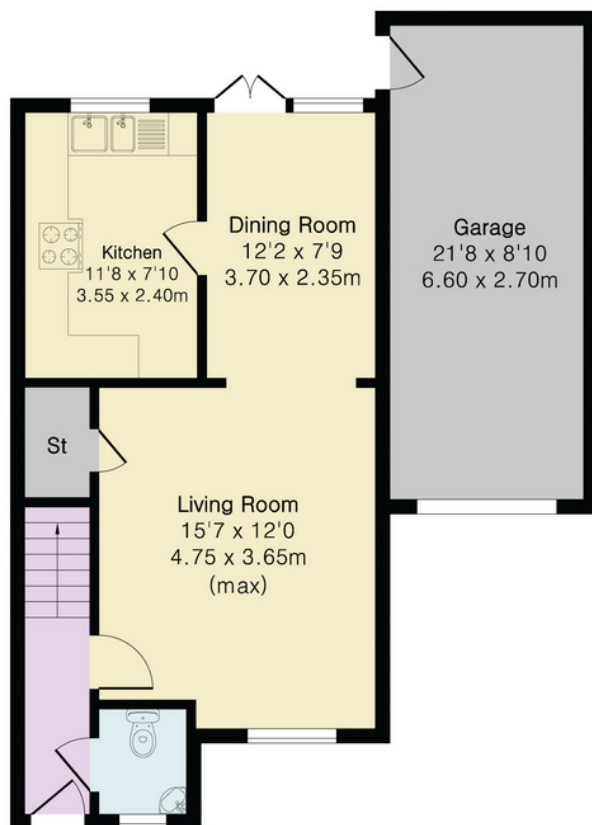
The Location

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.

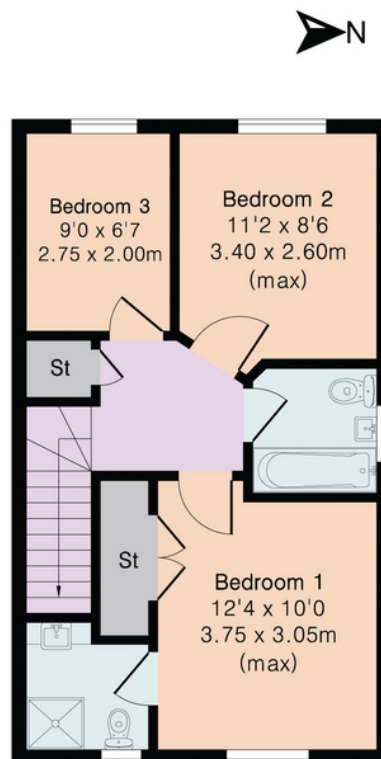
**Approximate Gross Internal Area 1122 sq ft - 104 sq m
(Including Garage)**

Ground Floor Area 671 sq ft – 62 sq m

First Floor Area 451 sq ft – 42 sq m



Ground Floor



First Floor



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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