



3 Torridge Drive, Didcot, OX11 7QY
Offers In The Region Of £300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated within a quiet location on the popular Ladygrove Park development is this well presented two bedroom semi detached property coming to the market with NO ONWARD CHAIN.

Its accommodation comprises of entrance hall with stairs rising to the first floor, kitchen, family sitting room with double glazed sliding doors on to the well maintained rear garden, two double bedrooms and a family bathroom with three piece suite.

To the rear is a southerly facing and well maintained garden with gated rear access. Other benefits to its sale include a single garage with power & lighting, no onward chain and gas central heating.

The property is of a brick build construction and is connected to mains gas, electricity, water and drainage. According to Ofcom, there is 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. We have not carried out a survey but please note that the property has Artex ceilings. For any further information relating to 'The Register of Title' then please contact the estate agent.





Key Features

- No onward chain
- Single garage and driveway parking
- Two double bedrooms with built in wardrobes
- Gas centrally heated
- Enclosed rear garden laid to patio, lawn and mature shrub lined borders
- EPC Rating: D
- Council Tax: C

The Location

Torrige Drive is part of the Ladygrove Development which offers a varied range of facilities include two primary schools, nursery, a parade of shops, family pub, park, gym and leisure centre. Central Didcot offers extensive shopping and leisure facilities together with a mainline connection to London Paddington from Didcot Parkway.

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
Ground Floor = 28.4 sq m / 306 sq ft
First Floor = 28.1 sq m / 302 sq ft
Garage = 14.4 sq m / 155 sq ft
Total = 70.9 sq m / 763 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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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