



5 Dearne Place, Didcot, OX11 7UU
£385,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Being offered with no onward chain is this extended , three bedroom semi detached home located within the popular Ladygrove development.

Situated on the popular Ladygrove development in Didcot, this three bedroom semi-detached home is located on Dearne Place and offers generous living space with excellent potential. The property has been extended to the rear, creating a larger open plan kitchen/dining area, along with the addition of a separate study.

Upstairs are two well proportioned double bedrooms, a third single bedroom, and a family bathroom. Externally, the property benefits from a private driveway leading to a garage, offering off road parking and additional storage.

Offered to the market with no onward chain, this home represents a great opportunity for buyers looking for space, location, and potential in a well established residential area close to local amenities, schools, and transport links.



Key Features

- No onward chain.
- Cul-de-sac location.
- Private driveway with access to a garage.
- Extended three bedroom semi detached.
- EPC Rating D.
- Council Tax C.

The Location

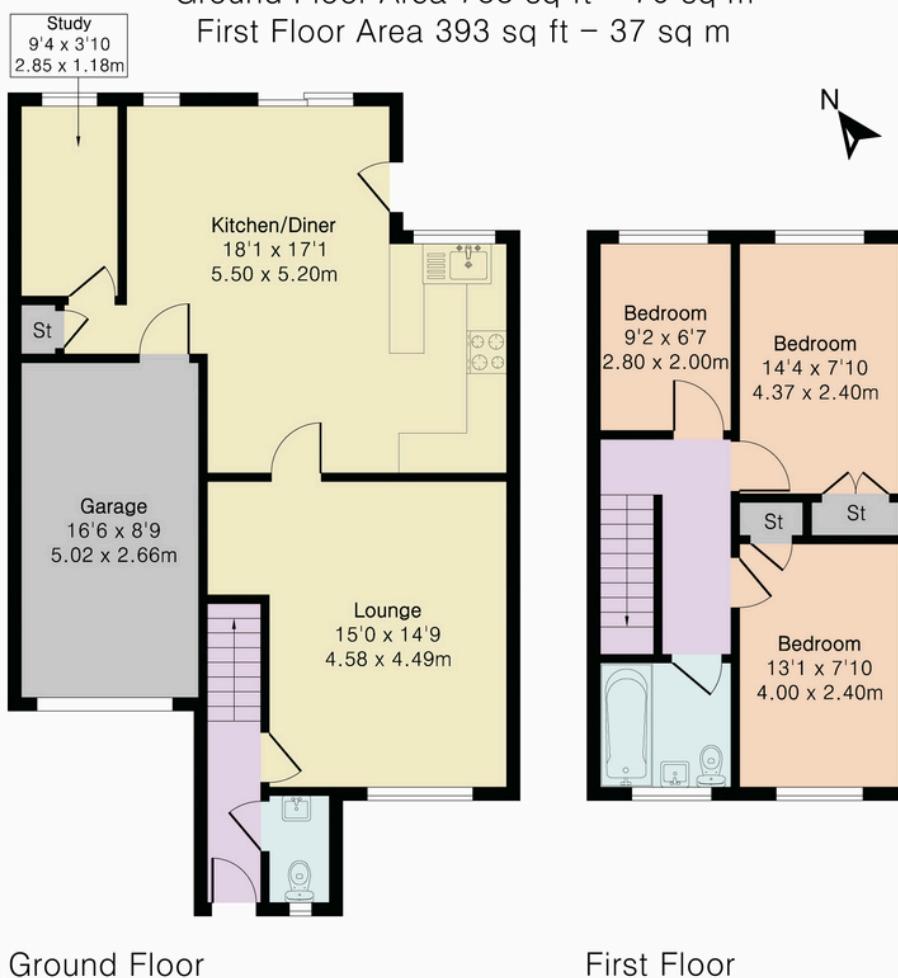
The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to 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).



**Approximate Gross Internal Area 1148 sq ft - 107 sq m
(Including Garage)**

Ground Floor Area 755 sq ft - 70 sq m

First Floor Area 393 sq ft - 37 sq m



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.

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.

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

