



6 Osprey Place, Didcot, OX11 6BX
£310,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Coming to the market is this well-presented two-bedroom terraced home, ideally situated on the popular Great Western Park development.

The accommodation comprises an entrance hallway, cloakroom, fitted kitchen and a spacious lounge/diner with access to the private rear garden, which also benefits from gated rear access.

To the first floor are two double bedrooms, with the main bedroom benefiting from an en-suite, along with a family bathroom.

Further benefits include an allocated parking space directly to the front of the property, UPVC double-glazed windows and gas central heating.

The property is connected to mains gas, electricity, water and drainage.

Broadband - according to Ofcom, Ultrafast and Fast Broadband are available ([checker.ofcom.org.uk](https://www.ofcom.gov.uk/broadbandchecker/)).

Mobile Coverage - according to Ofcom, there is fair coverage ([checker.ofcom.org.uk](https://www.ofcom.gov.uk/mobilecoveragechecker/)) According GOV.UK Flood Risk, this property has a very low flood risk





Key Features

- Located within the Great Western Park development.
- Situated 1.8 miles from Didcot Parkway.
- En-suite in master bedroom.
- Private driveway with off street parking.
- Council Tax Band: C
- EPC Rating: C

The Location

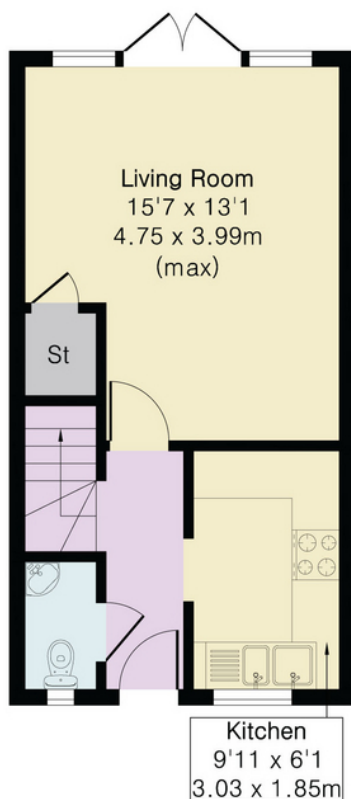
Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station) schools, shops, sports pitches, play areas, community centre, a health facility and a new district centre. The town of 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. 45 minutes.

**Approximate Gross Internal Area 680 sq ft - 64 sq m
(Excluding Outbuilding)**

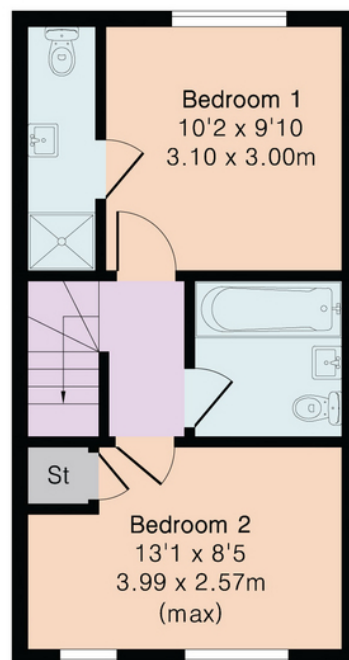
Ground Floor Area 340 sq ft – 32 sq m

First Floor Area 340 sq ft – 32 sq m

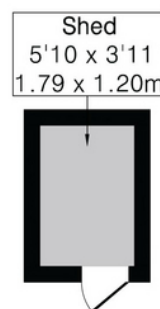
Outbuilding Area 23 sq ft – 2 sq m



Ground Floor



First Floor



Outbuilding

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

**THOMAS
MERRIFIELD**
SALES LETTINGS