



**Connells**

Jordan Close  
Didcot



### Property Description

An excellent opportunity to purchase a two bedroom mid-terrace in the popular Ladygrove Development

The property is end of chain and is available immediately. The property offers an excellent track record of investment, having been rented out to one tenant for 15 years and achieving an excellent rental yield. This home would be ideal for many, such as investors, first time buyers, or perhaps a family looking to downsize.

Deceptive by front view this property is a must see to appreciate the living spaces available. With good size living room, large kitchen with integrated gas hob and cooker, as well as freestanding appliances, with an additional space for dining and a lovely bright conservatory which looks out onto the private low maintenance rear garden. Upstairs has two bedrooms, the master has built in glass-fronted wardrobe doors and there is a family bathroom.

There is off allocated parking and as the property was previously rented out, the property has been well maintained and the standard legislation has been met with the electrics and gas.

### Living Room

14' 9" max x 9' 8" max ( 4.50m max x 2.95m max )

### Kitchen/Breakfast Room

11' 10" x 12' 9" ( 3.61m x 3.89m )

### Conservatory

9' 10" x 10' 2" ( 3.00m x 3.10m )

### Bedroom One

9' 3" x 12' 8" ( 2.82m x 3.86m )

### Bedroom Two

11' 4" x 7' 8" ( 3.45m x 2.34m )

### Bathroom

7' 9" x 5' 8" ( 2.36m x 1.73m )





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/ABG305477](http://connells.co.uk/Property/ABG305477)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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