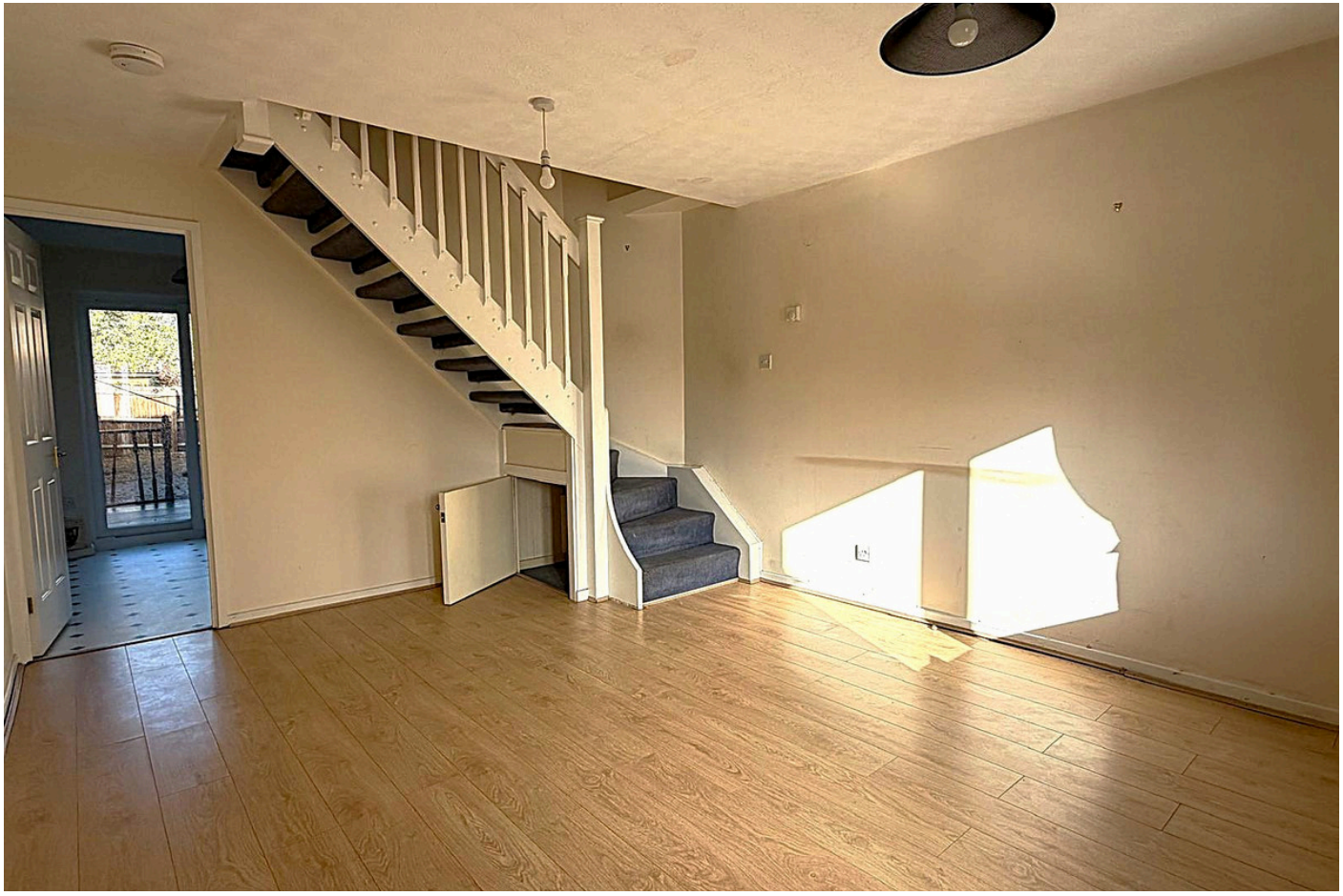


61 Roding Way, Didcot, OX11 7RG

£252,500 Freehold

THOMAS MERRIFIELD

SALES LETTINGS







The Property

A rarely available two bedroom terraced house with the unusual feature of a garage and driveway quietly situated on the ever popular Ladygrove development. The property has been improved over recent years with double glazed replacement windows and a new boiler installed in 2025. For sale chain free and with vacant possession the house is being offered as a competitive price reflecting the need for cosmetic updating and would make an ideal first purchase.

Material Information
Construction: The property was built prior to 2000. Broadband: Basic, Superfast and Ultrafast broadband services are reported as available. Mobile Coverage: Average mobile coverage is reported across the major network providers. Flood Risk: The property is situated within an area identified as having a low risk of flooding. Planning: The selling agent is not aware of any planning issues that would negatively affect the property.

Asbestos Information: Properties constructed or renovated prior to 2000 may contain asbestos within certain building materials, including Artex finishes, vinyl tiles, sheet boards, corrugated roofing, pipework, lagging or insulation. These materials are generally considered safe unless disturbed; however, prospective buyers should seek their own professional advice. No asbestos survey has been carried out by the selling agent.





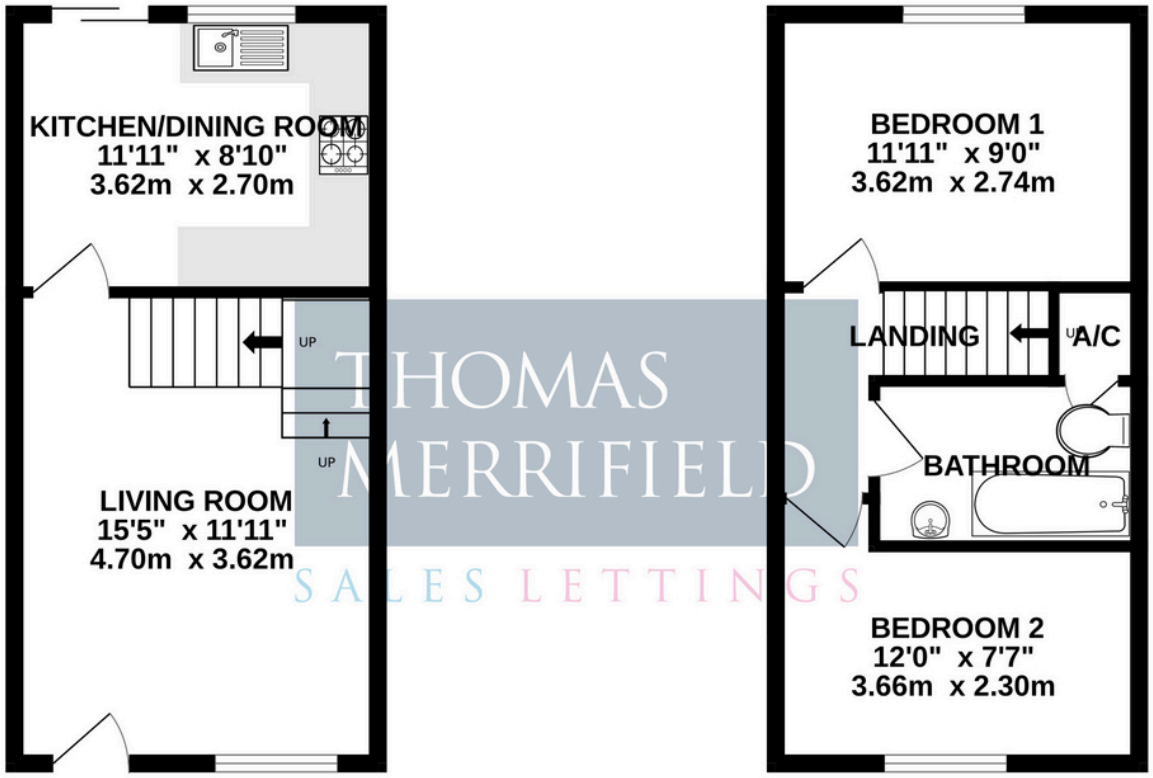


Key Features

- Two double bedrooms
- Kitchen/ dining room
- Gas central heating
- Boiler installed in 2025
- Double glazed replacement windows
- Garage
- Enclosed gardens
- Vacant Possession and chain free
- EPC Rating: D
- Council Tax Band: C

The Location

Roding Way forms part of the Ladygrove development which well served with local facilities including two primary schools ,a parade of shops, family pub, health centre and leisure Centre. Central Didcot is approximately 1 mile distant with an excellent range of shops to the Orchard Centre and mainline railway station at Didcot Parkway



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61 RODING WAY

TOTAL FLOOR AREA : 581sq.ft. (54.0 sq.m.) approx.

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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.

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