



Brunstock Beck, Didcot, OX11 7YG
Offers In The Region Of £365,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Located on a quiet cul-de-sac on the desirable development of Ladygrove is this three-bedroom family home.

Positioned at the end of a cul-de-sac and offering off street parking directly to the front of the property for two vehicles. The accommodation comprises of an entrance hall, family sitting/dining room, which flows from one to the other, a renovated kitchen and cloakroom. On the first floor are three well-proportioned bedrooms, a family bathroom with three-piece suite and an en-suite shower room to the main bedroom.

To the rear of the property is an enclosed garden backing on the Ladygrove Hills which is laid mostly to raised decking, mature shrub lined borders and artificial lawn.

Other benefits to its sale include gas central heating, UPVC double glazed windows and doors and expanded ground floor accommodation via a partial garage conversion.





Key Features

- Outwards rear views on to Ladygrove Hills which holds extensive ancient history including Roman settlement
- Off street driveway parking to the front of the property for two vehicles
- Partial garage conversion expanding the previous kitchen size
- En-suite shower room and fitted wardrobes to the main bedroom
- Within short walking distance to an array of amenities and Didcot Parkway Train Station
- Council Tax Band: C





The Location

Some material information to note: Brick & tile freehold house. Gas central heating. Mains water, electricity & drainage. The property has allocated parking spaces. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability could be compromised with some major providers. The government portal generally highlights this as an unlikely/low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect 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 some Artex ceilings.

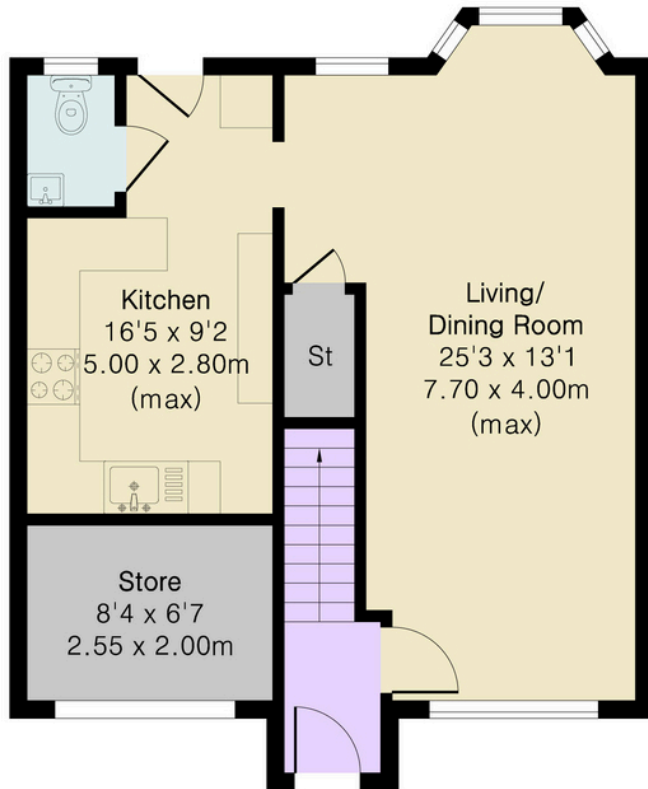
The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to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



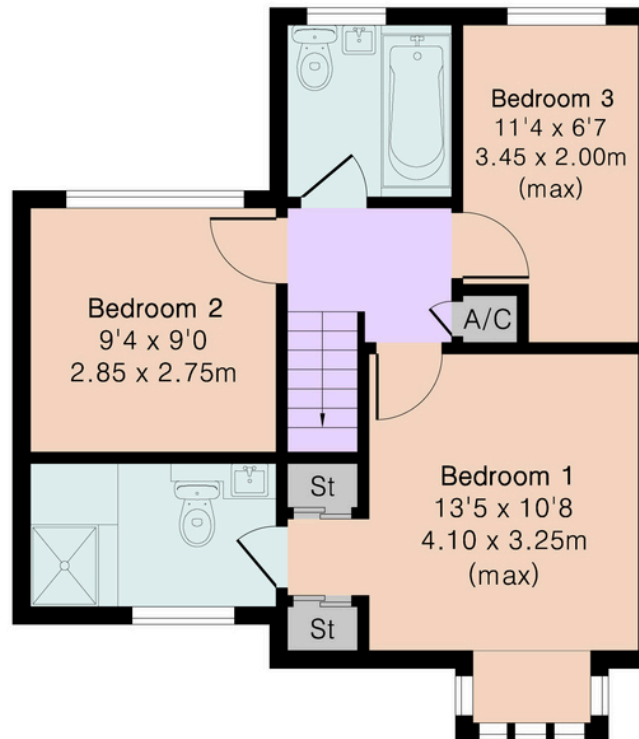
**Approximate Gross Internal Area 1013 sq ft - 94 sq m
(Including Store)**

Ground Floor Area 551 sq ft – 51 sq m

First Floor Area 462 sq ft – 43 sq m



Ground Floor



First Floor

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.

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