



24 Brunstock Beck, Didcot, OX11 7YF

Offers Over £295,000

THOMAS
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SALES LETTINGS



The Property

Coming to the market with no onward chain is this well presented and ideally located two bedroom end of terrace home.

Located on the desirable Ladygrove development, the property's accommodation has been expanded on the ground floor via a modern brick based UPVC conservatory offering versatile reception or dining space.

Further to the ground floor is a kitchen/breakfast room and family sitting room. On the first floor there is a renovated family shower room with three-piece suite and two bedrooms with the largest bedroom being accompanied by built in wardrobes.

Externally, the property benefits from off-street parking to the front of the property and a sunny landscaped rear garden laid to mature beds, artificial lawn and patio.

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 other 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.





Key Features

- No onward chain
- Gas centrally heated and UPVC double glazed throughout
- Built in wardrobes to the largest bedroom
- Newly renovated shower room to the first floor
- Off street parking
- Within walking distance to Didcot Parkway Train Station which offers mainline services
- 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).



Thomas Merrifield and their clients give notice that:

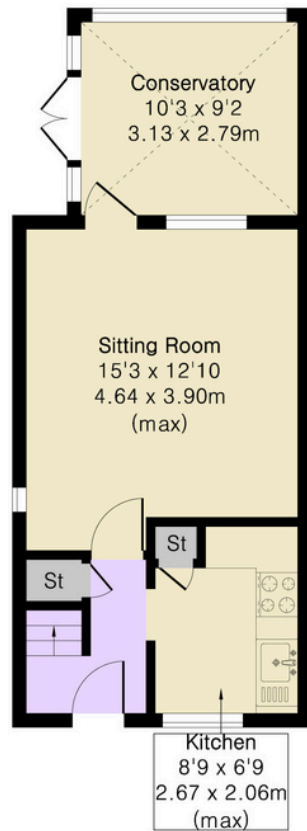
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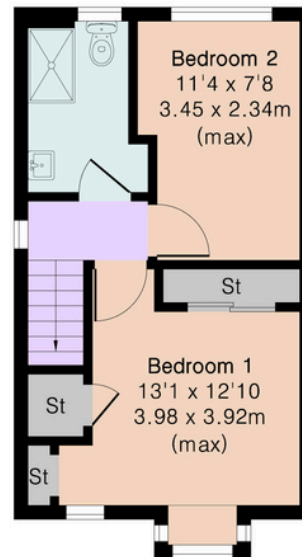
Approximate Gross Internal Area 697 sq ft - 65 sq m

Ground Floor Area 396 sq ft – 37 sq m

First Floor Area 301 sq ft – 28 sq m



Ground Floor



First Floor

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