



14 Itchen Court, Didcot, OX11 7SA
£300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered to the market with no onward chain is this well presented two bedroom end terraced property situated on a cul-de-sac on the ever popular Ladygrove development.

The property comprises of entrance hall, living room with bay window and storage cupboard and a modern re-fitted kitchen overlooking the garden. On the first floor there are two double bedrooms a family bathroom. Additional benefits include two allocated parking spaces, a larger than average sized rear garden with patio and lawn, gas fired central heating and UPVC double glazed windows. For the size and location to be fully appreciated a viewing is highly recommended.

Material information to note:

Tenure: Freehold

The property is of a brick build construction and is connected to mains gas, electric, water and drainage. According to Ofcom, there is up to ultrafast broadband available at the property (checker.ofcom.org.uk). According to Ofcom there is good coverage on a range of phone providers (checker.ofcom.org.uk). According to GOV.UK flood risk, there is a low flood risk at 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 Artex ceilings. For any further information relating to 'The Register of Title' then please contact the estate agent.



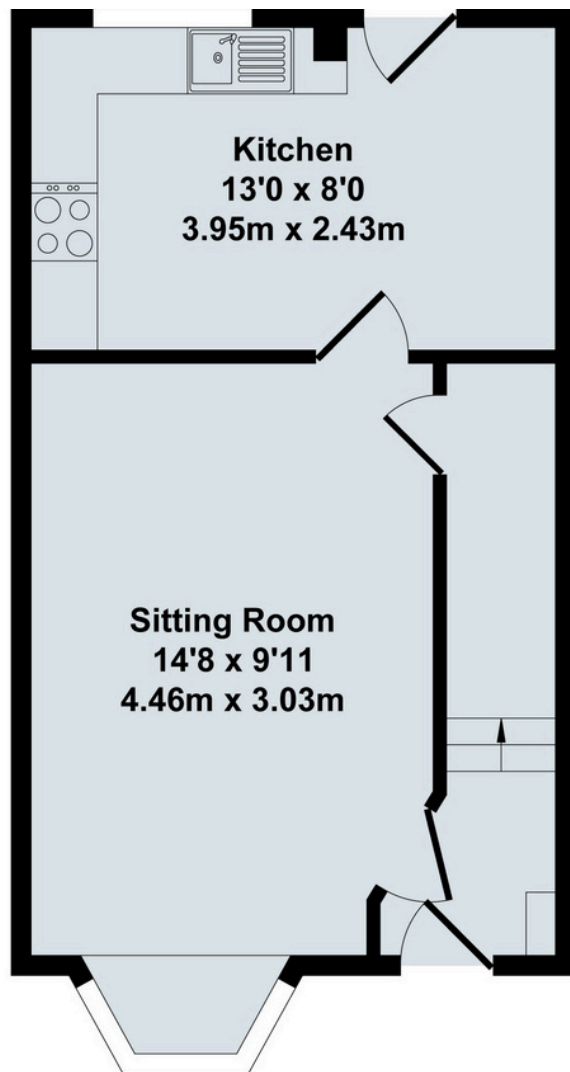


Key Features

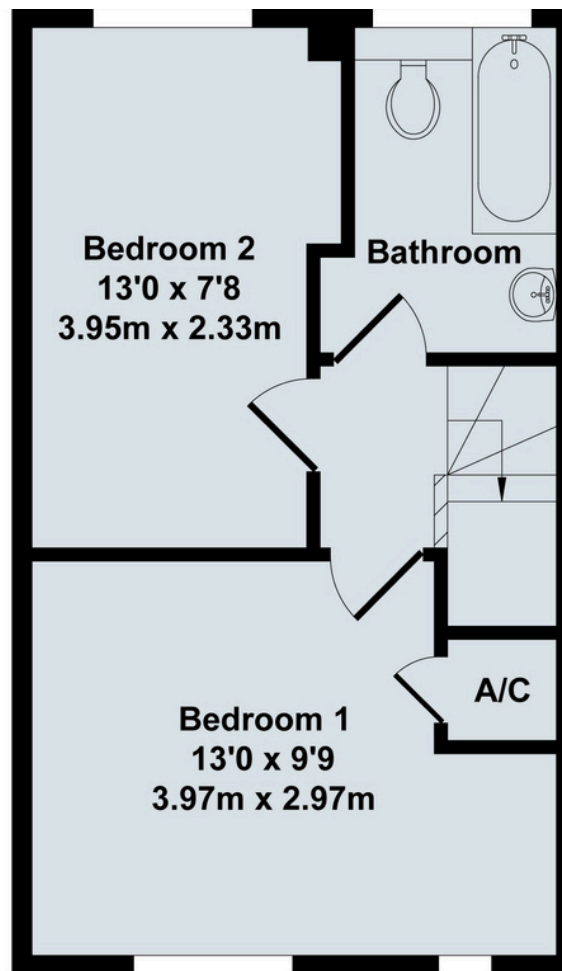
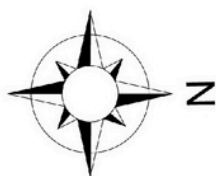
- Offered to the market with no onward chain.
- Two double bedrooms.
- Larger than average sized rear garden with patio area.
- Two allocated parking spaces.
- Modern re-fitted kitchen.
- Situated on a cul-de-sac on the ever popular Ladygrove development.
- Council Tax Band - C.
- EPC Rating - C.

The Location

Ladygrove is a convenient and well-established location within 1 mile of Didcot Parkway and the Orchard Centre. There are local facilities including a parade of shops, two highly regarded primary schools and nursery, Ladygrove lakes and Ladygrove Playground park, as well as a leisure centre and family pub. Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre shopping complex 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 approx. 40 minutes.



Ground Floor



First Floor

Total Approx. Floor Area 604 Sq.Ft. (56.10 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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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