



Arndale Beck, Didcot, OX11 7SU

£375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A three-storey family house situated within the popular Ladygrove development, built by Taylor Wimpey.

With the accommodation arranged over three floors, the property makes excellent use of the space on offer. The ground floor comprises an entrance hall, bedroom/study, utility, cloakroom, and storage cupboards. On the first floor is a modern fitted kitchen and a spacious open-plan living and dining area, complete with a Juliet balcony. The second floor offers two double bedrooms, including a main bedroom with en-suite shower room, while the second bedroom is served by the family bathroom.

Outside, the large L-shaped rear garden is laid to lawn with an area of decking, driveway parking and an integral garage further adds to the appeal of this home.

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, the highest risk of flooding at this location is from rivers. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles. 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' including restrictive covenants then please contact the estate agent.





Key Features

- Three-storey family home in the popular Ladygrove development
- Cloakroom
- Flexible ground floor bedroom/study
- Spacious open-plan living and dining area with Juliet balcony
- Main bedroom with en-suite shower room
- Driveway parking to front of property
- Integral garage
- Large L-shaped garden
- Council Tax Band D
- EPC Rating: C



The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with a 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:

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.

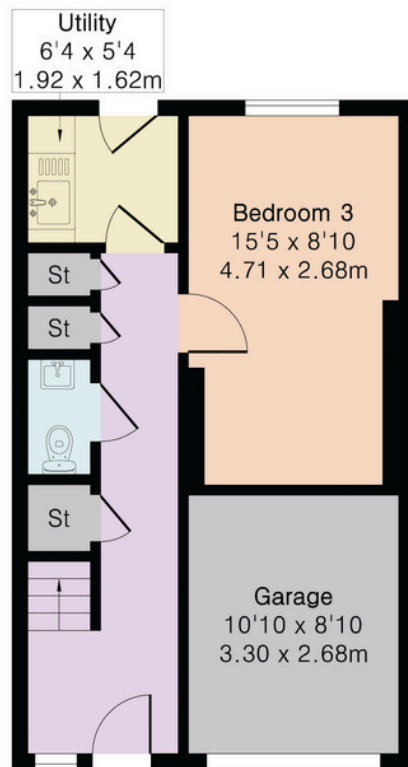
Approximate Gross Internal Area 1139 sq ft - 107 sq m (Excluding Garage)

Ground Floor Area 311 sq ft – 29 sq m

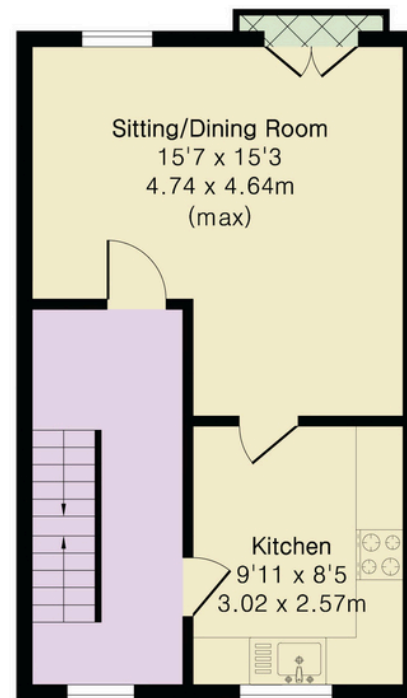
First Floor Area 414 sq ft – 39 sq m

Second Floor Area 414 sq ft – 39 sq m

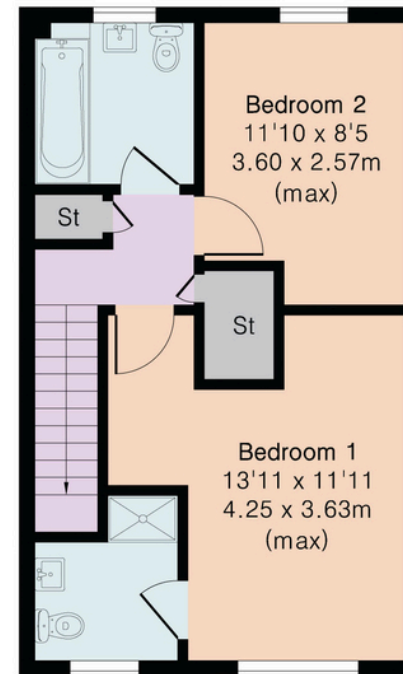
Garage Area 95 sq ft – 9 sq m



Ground Floor



First Floor



Second Floor

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