



1 Lea Grove, Didcot, OX11 7UN

£320,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

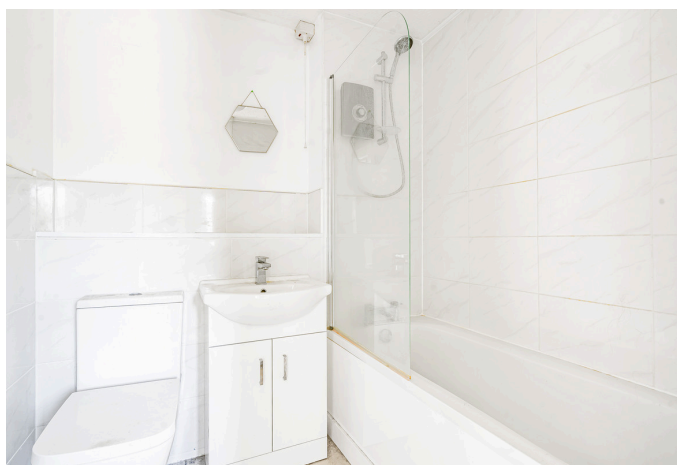
Offered to the market with no onward chain is this two bedroom property with garage situated on a cul-de-sac on the popular Ladygrove development.

The property comprises of, entrance hallway, cloakroom, re-fitted kitchen and a spacious lounge diner with patio doors out onto the garden. On the first floor there are two double bedrooms and a bathroom.

Other benefits include driveway parking, garage with light and power and a tidy south facing rear garden. There is the advantage of gas fired central heating and UPVC double glazed windows.

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.
- Within 0.4 miles walking distance to Didcot Parkway Train Station
- Two double bedrooms.
- Garage with light and power and driveway parking.
- South facing rear garden.
- Downstairs cloakroom.
- Situated on a cul-de-sac on the ever popular Ladygrove development.
- Gas fired central heating and UPVC double glazed windows.
- EPC Rating: C Council Tax Band: 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 and has a shopping complex 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 640 sq ft - 60 sq m
(Excluding Garage)**

Ground Floor Area 320 sq ft – 30 sq m

First Floor Area 320 sq ft – 30 sq m

Garage Area 169 sq ft – 16 sq m



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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