



2 Ockley Brook, Didcot, OX11 7DP
£430,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A nicely positioned, detached three-bedroom home occupying a corner plot position. Coming to the market with no onward chain and for the first time since 2004 and what was one of the original show homes, the property offers flexible accommodation across the ground floor with the added benefit of a UPVC double glazed conservatory directly off of the large sitting room. Further to the ground floor is a cloakroom, kitchen/breakfast room with a UPVC double glazed door leading to the rear garden. To the first floor are three well proportioned bedrooms, family bathroom and en-suite shower room accompanying the main bedroom.

To the rear is a well-stocked, bricked walled garden with mature shrub lined borders, patio and lawn with gated side access leading to the driveway. A single garage is also accessible via the rear garden which also benefits from the an electric roller door.

Tenure: Freehold

The property is of a brick build construction and is connected to mains gas, electricity, 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 property has a low flood risk.. 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' including restrictive covenants then please contact the estate agent.





Key Features

- No onward chain
- Electric garage roller door
- Gas centrally heated and UPVC double glazed
- Driveway off street parking to the front of the single garage
- Occupying a pleasant corner plot position
- Newly installed gas boiler in 2021
- Council Tax: D

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 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.

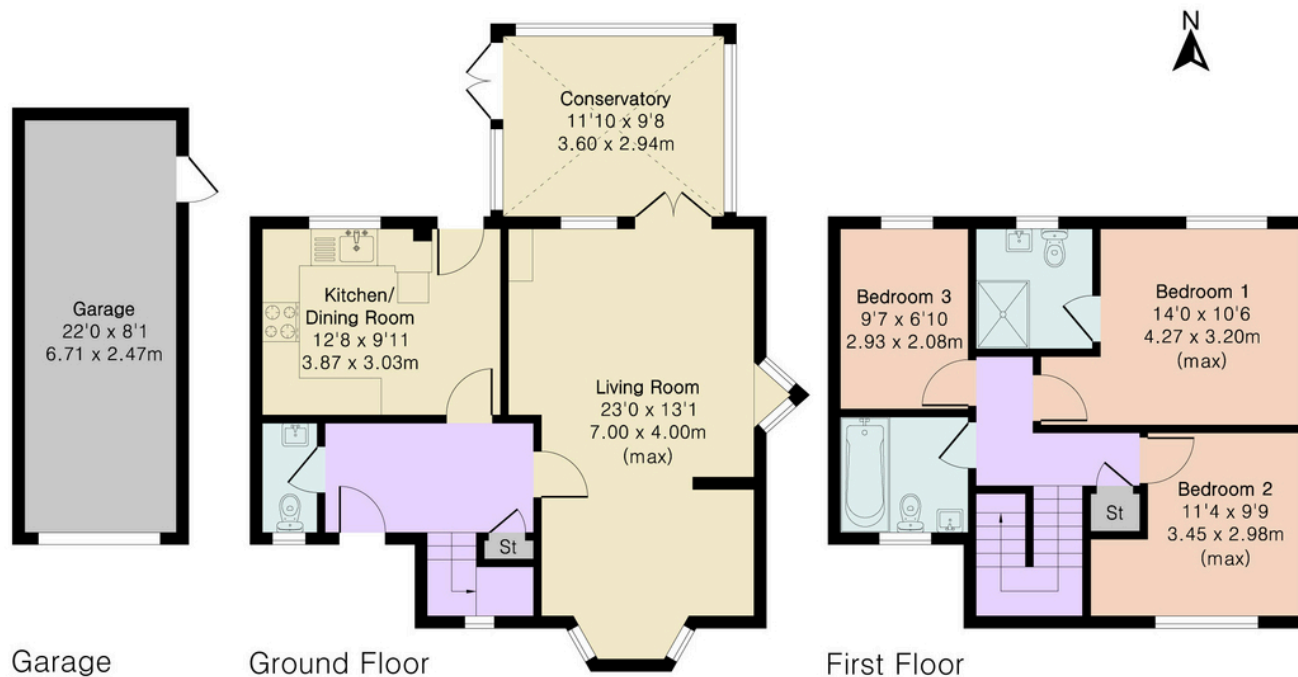
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Approximate Gross Internal Area 1118 sq ft - 103 sq m
(Excluding Garage)**

Ground Floor Area 640 sq ft – 59 sq m

First Floor Area 478 sq ft – 44 sq m

Garage Area 178 sq ft – 17 sq m



Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777

E didcot@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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