



41 Ashburn Place, Didcot, OX11 7FN

£280,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Offered to the market with no onward chain, this well presented two bedroom home is situated in a quiet cul-de-sac within the highly sought after Ladygrove development.

Constructed in the 1990s, the property offers well balanced accommodation comprising an entrance porch, a comfortable reception room, a spacious kitchen/dining room, and a convenient ground floor cloakroom.

To the first floor, there are two generously sized double bedrooms, both served by a modern family bathroom.

Externally, the property benefits from a separate garage, off street parking, and a low-maintenance south-east facing rear garden with useful rear access.

Material information to note:

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](http://checker.ofcom.org.uk)). According to Ofcom there is good coverage on a range of phone providers ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to GOV.UK flood risk, there is a low flood risk at the property. For any further information relating to 'The Register of Title' then please contact the estate agent. 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.



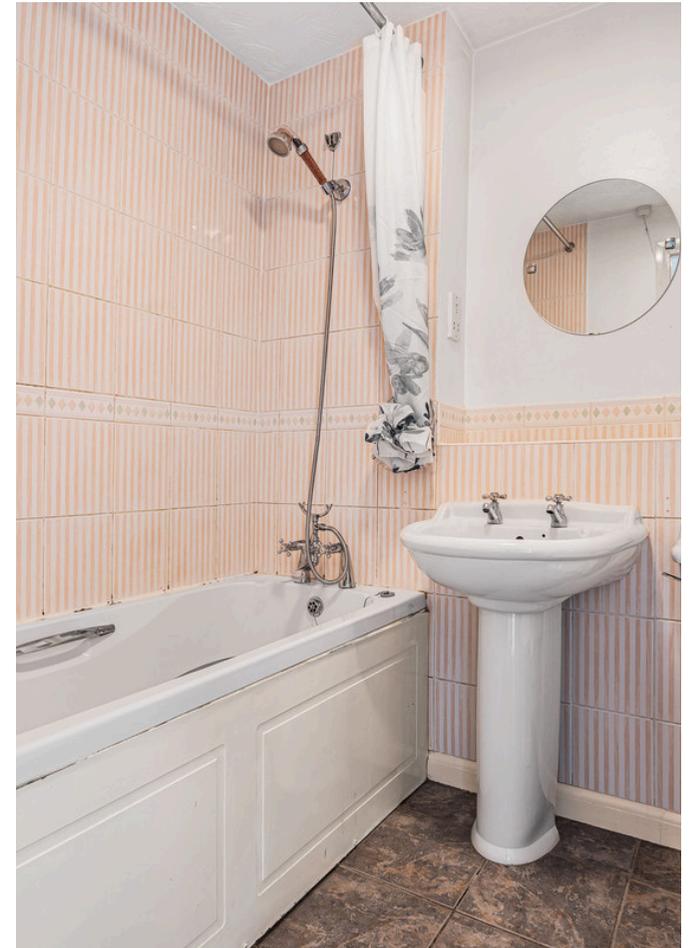


## Key Features

- Being sold with no onward chain.
- Two bedroom home.
- The property offers a private garage & parking space.
- Located 0.9 miles from Didcot Parkway.
- EPC Rating C.
- Council Tax C.

## The Location

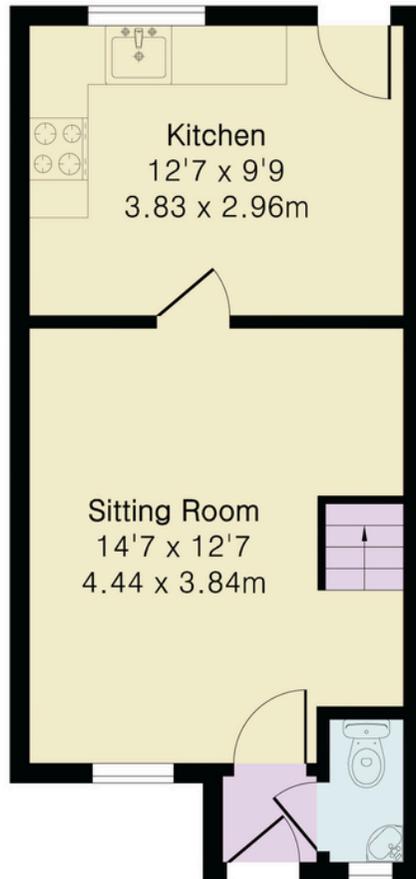
The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to 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).



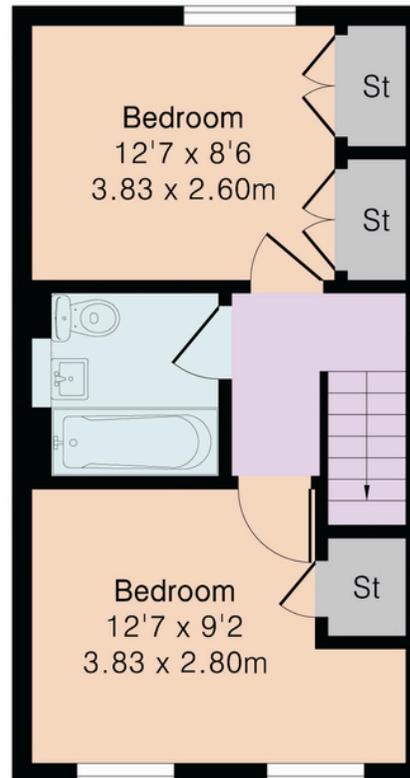
**Approximate Gross Internal Area 642 sq ft - 60 sq m**

Ground Floor Area 331 sq ft – 31 sq m

First Floor Area 311 sq ft – 29



Ground Floor



First Floor

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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