



65 Evenlode Drive, Didcot, OX11 7XQ

Guide Price £290,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered with no onward chain is a well located two bedroom home, situation only 0.5 miles away from Didcot Parkway.

The accommodation comprises an entrance hall leading to a lounge with double windows and a useful storage cupboard, which flows through to a kitchen/diner at the rear of the property. On the first floor there are two double bedrooms, with built-in wardrobes in the principal bedroom, along with a family bathroom.

Further benefits include an allocated parking space, garage, a generously sized rear garden with rear access, UPVC double-glazed windows, and gas-fired central heating.

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.



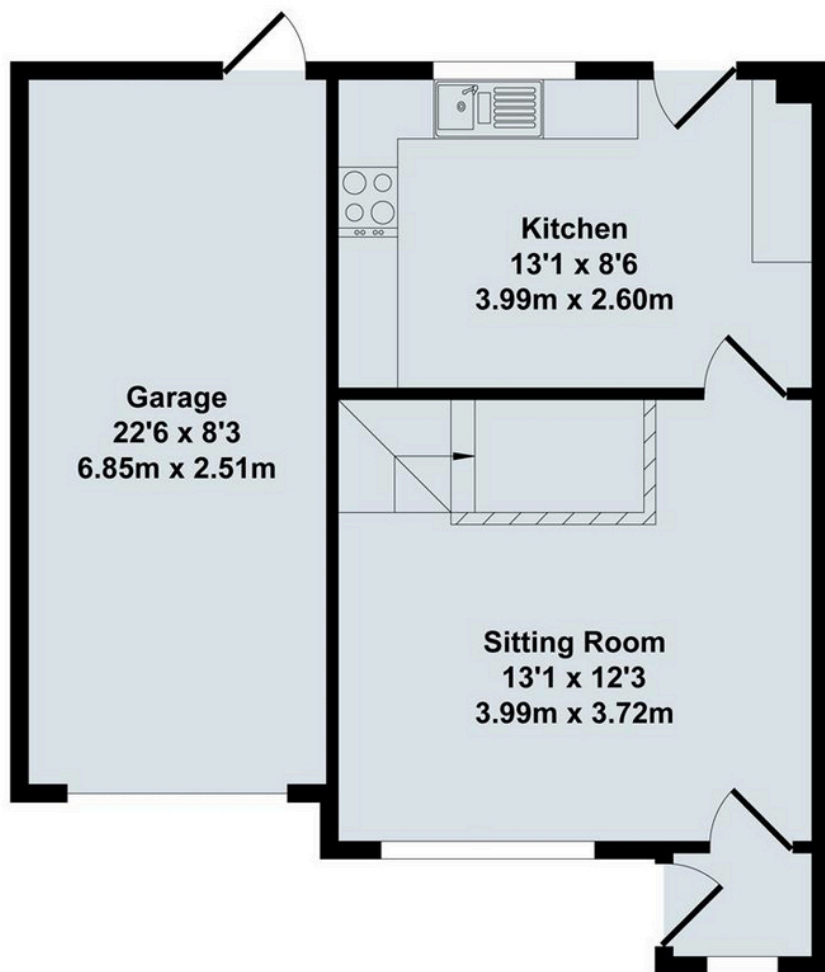


Key Features

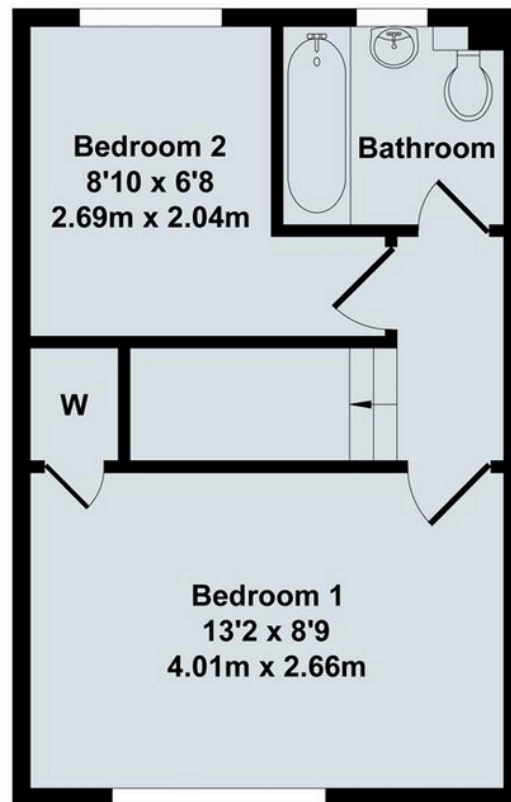
- Private parking with access to a garage.
- Being sold with no onward chain.
- Located 0.5 miles away from Didcot Parkway.
- Council Tax Band: C
- EPC Rating: D

The Location

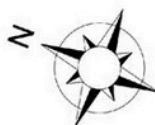
Ladygrove is a convenient and well-established location within 1 mile of Didcot Parkway and the Orchard Centre. There are local facilities including a parade of shops, two highly regarded primary schools and nursery, Ladygrove lakes and Ladygrove Playground park, as well as a leisure centre and family 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 731 Sq.Ft. (67.90 Sq.M.)

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

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