



1 Weavercroft, Didcot, OX11 7RR
Offers In The Region Of £315,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious and well presented two double bedroom end of terraced property situated on a cul-de-sac on the popular Ladygrove development.

The property comprises of, entrance hall, cloakroom, recently 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. Additional benefits include two allocated parking spaces, a private and enclosed rear garden, UPVC double glazed windows and gas fired central heating. For the presentation and location to be fully appreciated a viewing is highly recommended.

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](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband_checker/)). According to Ofcom there is good coverage on a range of phone providers ([checker.ofcom.org.uk](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband_checker/)). According to GOV.UK flood risk, there is a medium 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. For any further information relating to 'The Register of Title' then please contact the estate agent.



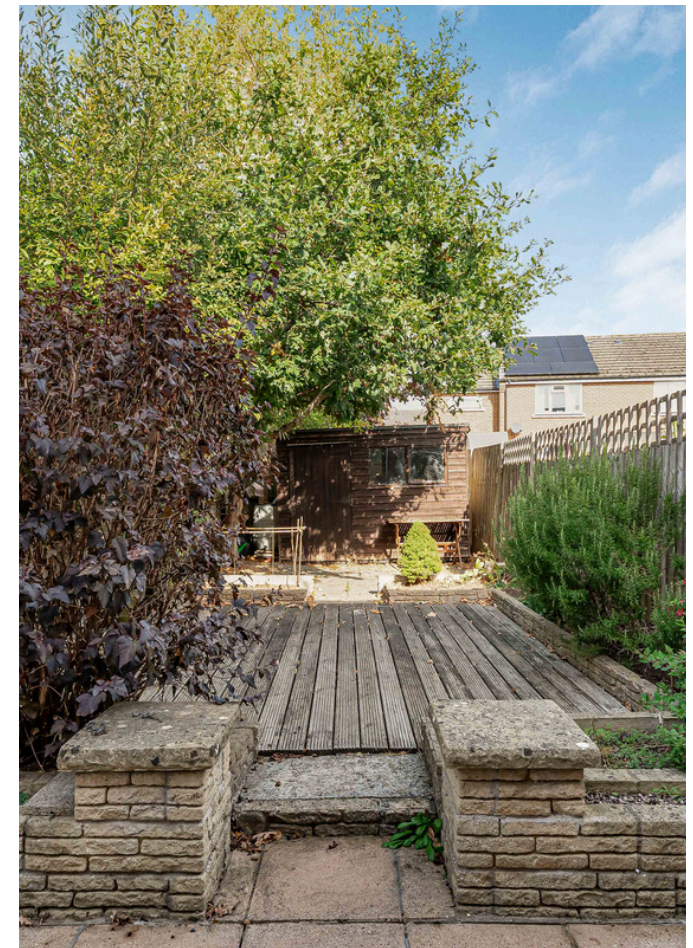


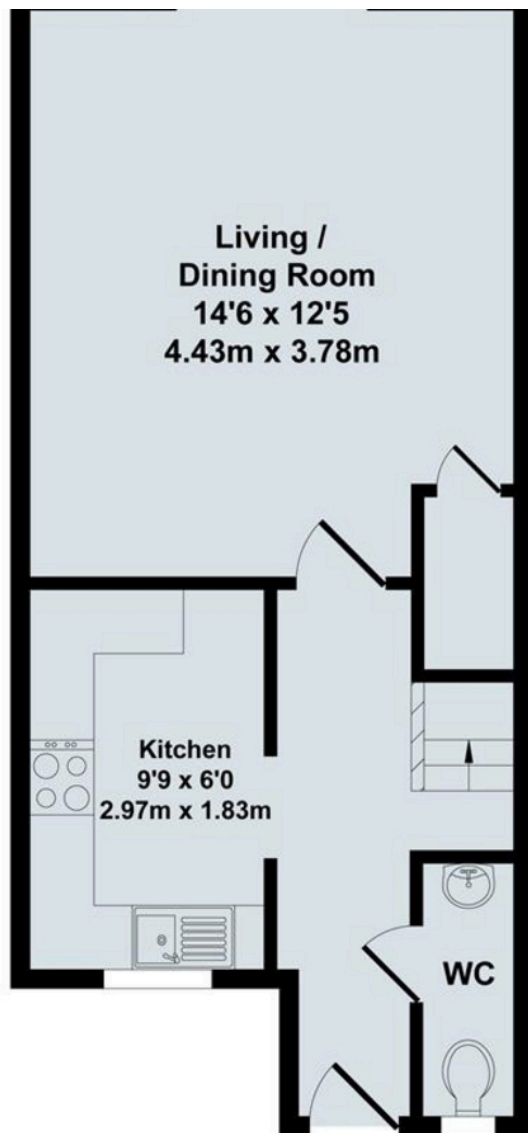
Key Features

- Two double bedroom end of terrace property.
- Two allocated parking spaces.
- Refitted modern kitchen.
- Private and enclosed rear garden with side access.
- Cloakroom.
- Situated on a cul-de-sac on the popular Ladygrove development.
- Tenure - Freehold.
- Council Tax Band: C
- EPC Rating: C

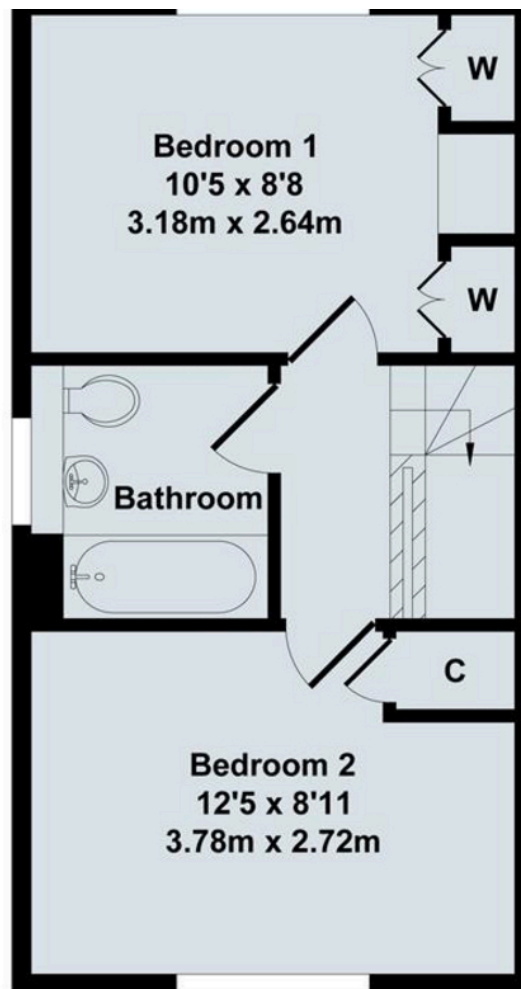
The Location

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 631 Sq.Ft. (58.60 Sq.M.)

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

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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