



6 Dudwell, Didcot, OX11 7FQ

Offers In Excess Of £290,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



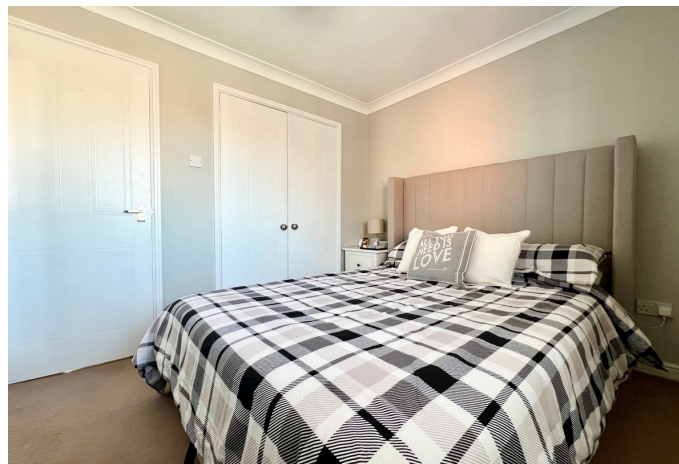
The Property

Located in a quiet cul-de-sac location in a particularly desirable position on the Ladygrove development is this beautifully presented two bedroom terraced property with landscaped garden, two parking spaces, and a new bathroom.

The accommodation comprises entrance hall, lounge with bay window, kitchen-breakfast room, fully tiled modern re-fitted bathroom and two good size bedrooms; the principal bedroom with fitted wardrobes. To the rear of the property there is a good size landscaped garden with shed, patio, raised flower beds and rear access. Other benefits include two allocated parking spaces, gas central heating and new flooring downstairs within the last two years.

For the presentation to be fully appreciated; the property must be viewed.

Some material information to note: Brick & tile freehold house. Gas central heating. Mains water, electrics, drains. The property has allocated parking spaces. Ofcom checker indicates standard to ultrafast broadband is available. Ofcom checker indicates mobile availability could be compromised with some other major providers. The government portal generally highlights this as an unlikely/low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any restrictive covenants or easements are available on request from 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. We have not carried out a survey but please note that the property has some Artex ceilings.





Key Features

- Two bedroom home.
- Located in a quiet cul-de-sac within The Ladygrove development.
- Two allocated parking spaces.
- EPC Rating: C
- Council Tax Band: C

The Location

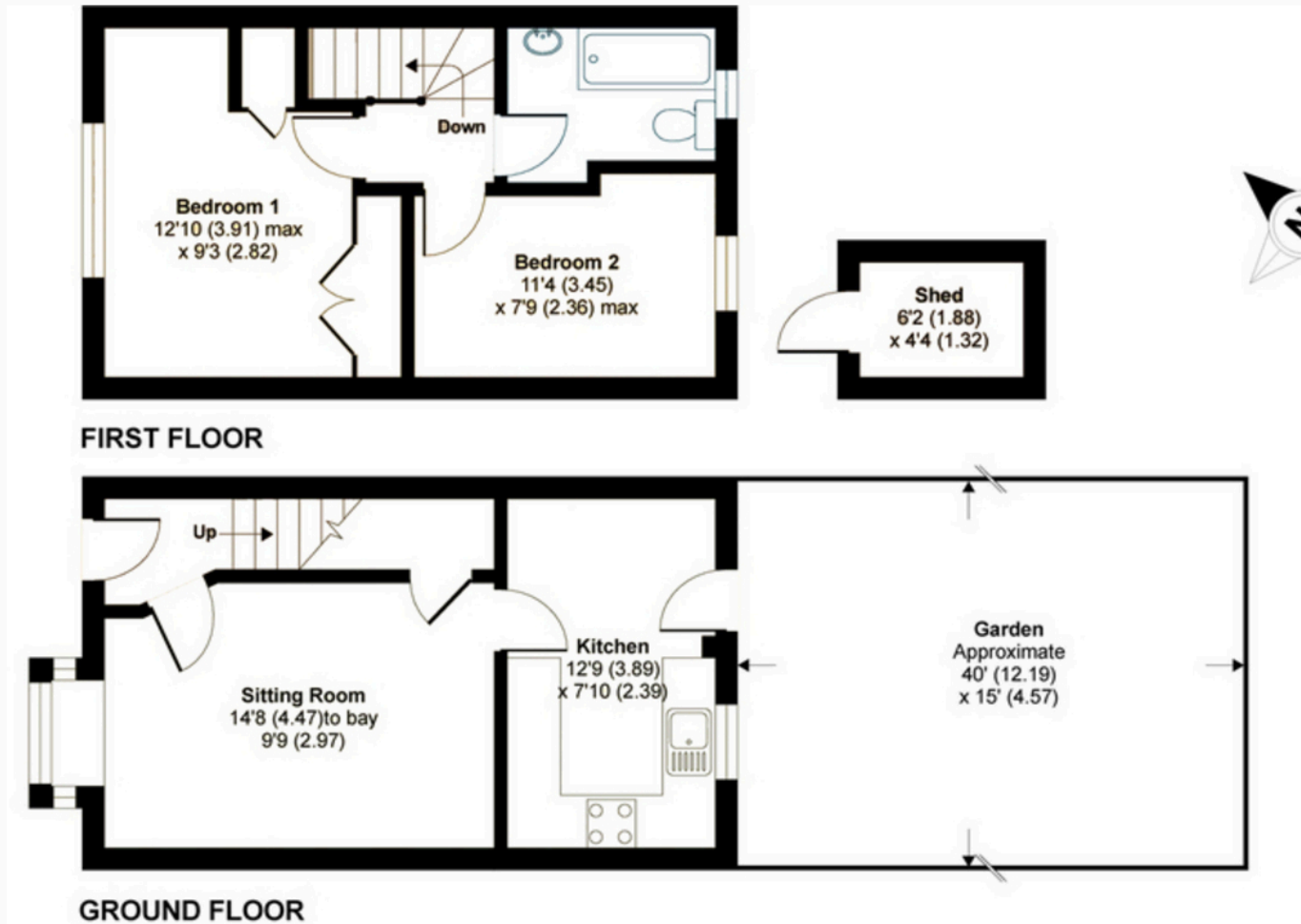
Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in 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.



Dudwell, Didcot, OX11

MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 612 SQ FT 56.8 SQ METRES
SHED APPROX. GROSS INTERNAL FLOOR AREA 26 SQ FT 2.4 SQ METRES
TOTAL APPROX. GROSS INTERNAL FLOOR AREA 638 SQ FT 59.3 SQ METRES

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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