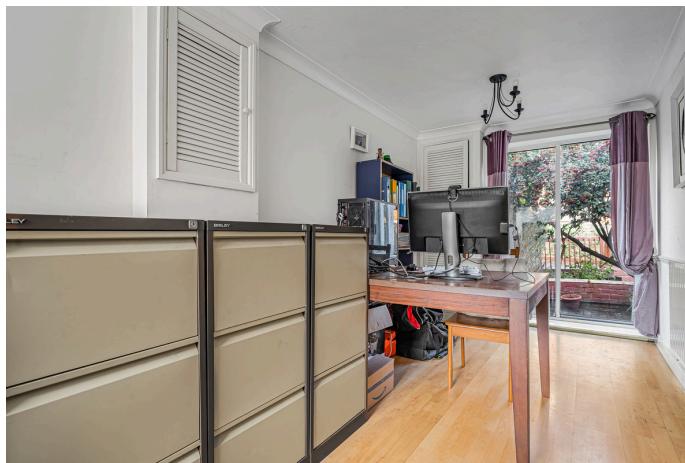




4 Loddon Drive, Didcot, OX11 7QA

Offers Over £375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Tucked away in a cul-de-sac on the popular Ladygrove development is this three bedroom linked-detached family home in need of some cosmetic modernisation.

The accommodation comprises of a large entrance porch, cloakroom, living room, good sized kitchen diner, conservatory and a converted garage into second reception room/home office. On the first floor there are three bedrooms and a refitted modern bathroom.

Additional benefits include driveway parking, a private and enclosed rear garden, gas fired central heating and UPVC double glazed windows.

For the location and size to be appreciated a viewing is 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). 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. 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' then please contact the estate agent.



Key Features

- Three bedroom linked detached home.
- Converted garage into second reception room / home office.
- Tucked away on a cul-de-sac on the popular Ladygrove Development.
- Modern refitted bathroom.
- Private and enclosed rear garden.
- Conservatory
- Tenure - Freehold.
- Council Tax Band: D

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.

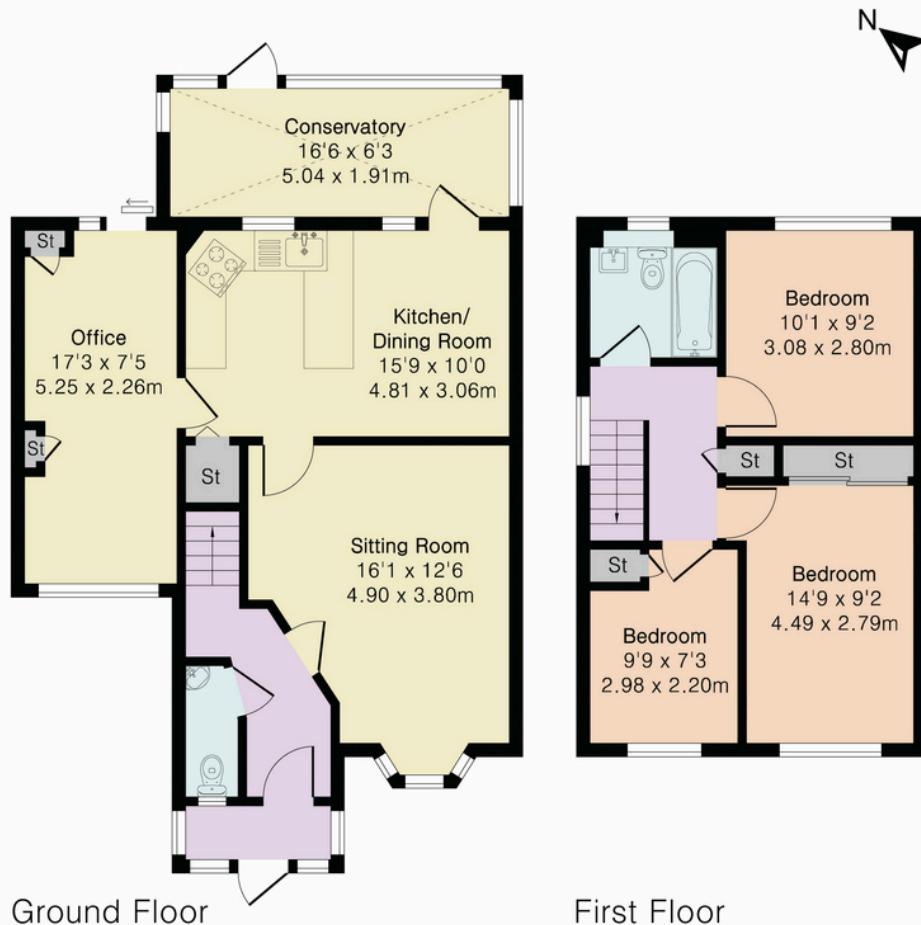


Thomas Merrifield and their clients give notice that:

Approximate Gross Internal Area 1084 sq ft - 101 sq m

Ground Floor Area 689 sq ft - 64 sq m

First Floor Area 395 sq ft - 37 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

