



6 Swale Drive, Didcot, OX11 7SF

£285,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Offered to the market with no onward chain is this well presented two bedroom terraced property situated in a cul-de-sac on the popular Ladygrove development.

The property comprises of, entrance hall, kitchen and a spacious light and airy living/dining room. On the first floor there are two bedrooms with a built in wardrobe to the principal bedroom and a main bathroom. Additional benefits include two allocated parking spaces, a private and enclosed south facing rear garden, UPVC double glazed windows and gas fired central heating. For the location and presentation to be 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](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. 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.



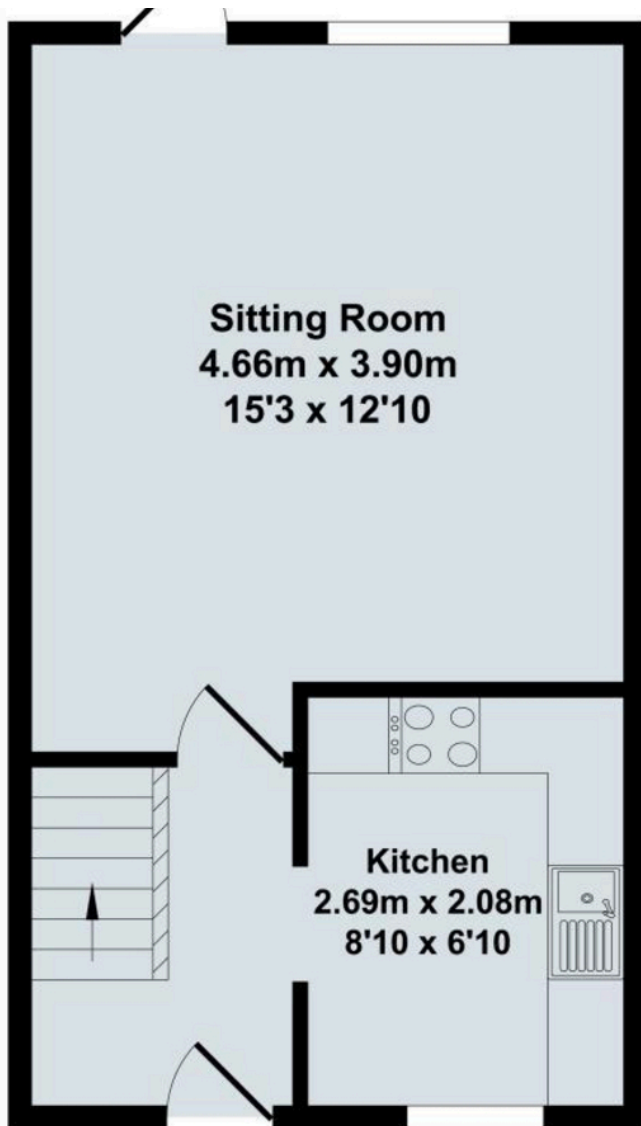


## Key Features

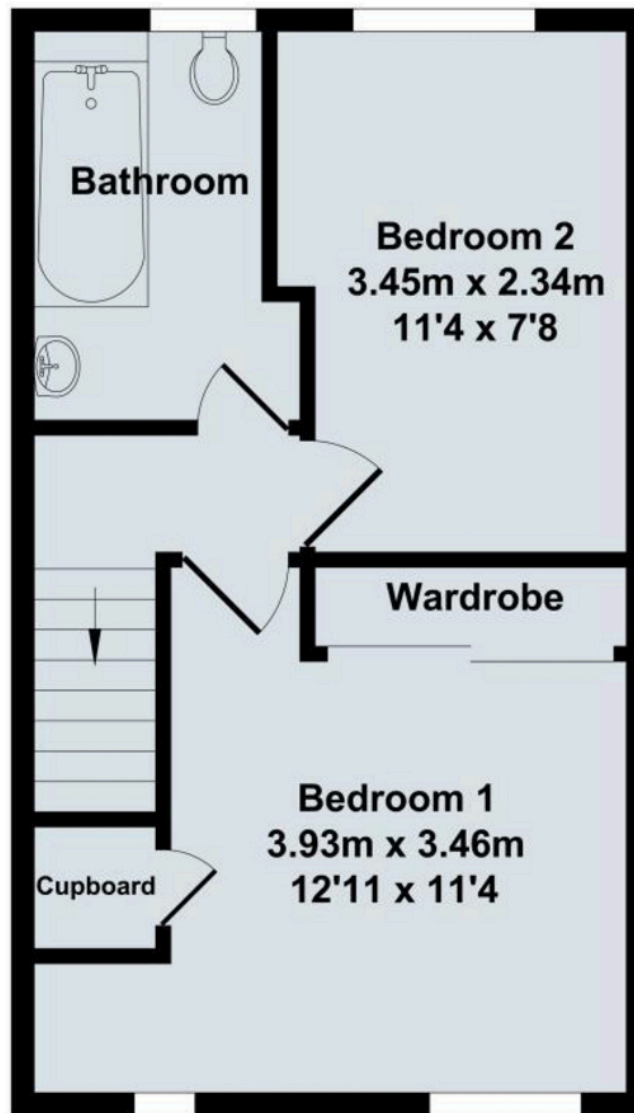
- Offered to the market with no onward chain.
- Two bedrooms with built in wardrobe to principal bedroom.
- Two allocated parking spaces.
- Private and enclosed south facing rear garden.
- Tenure - Freehold.
- Council Tax Band: C
- EPC Rating: C

## 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).



Ground Floor  
Approx. Floor  
Area 27.26 Sq.M.  
(293 Sq.Ft.)



First Floor  
Approx. Floor  
Area 27.26 Sq.M.  
(293 Sq.Ft.)

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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](mailto:didcot@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

