



55 Wensum Drive, Didcot, OX11 7RJ

Guide Price £290,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Tucked away on a quiet cul-de-sac is this well presented two bedroom home within the Ladygrove development.

This well-presented two-bedroom home comprises an entrance hall, a modern fitted kitchen with integrated appliances and a spacious open-plan living/dining room with double doors opening onto the south-facing rear garden.

On the first floor are two generous double bedrooms, both benefiting from built-in wardrobes and served by a contemporary family bathroom.

Externally, the property enjoys a private, enclosed south-facing garden, ideal for outdoor entertaining and relaxation. The property also benefits from off-road parking for two vehicles.

The property is of a brick build construction and is connected to mains gas, electricity, water and drainage. Electric heating. According to Ofcom, there is 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. 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.



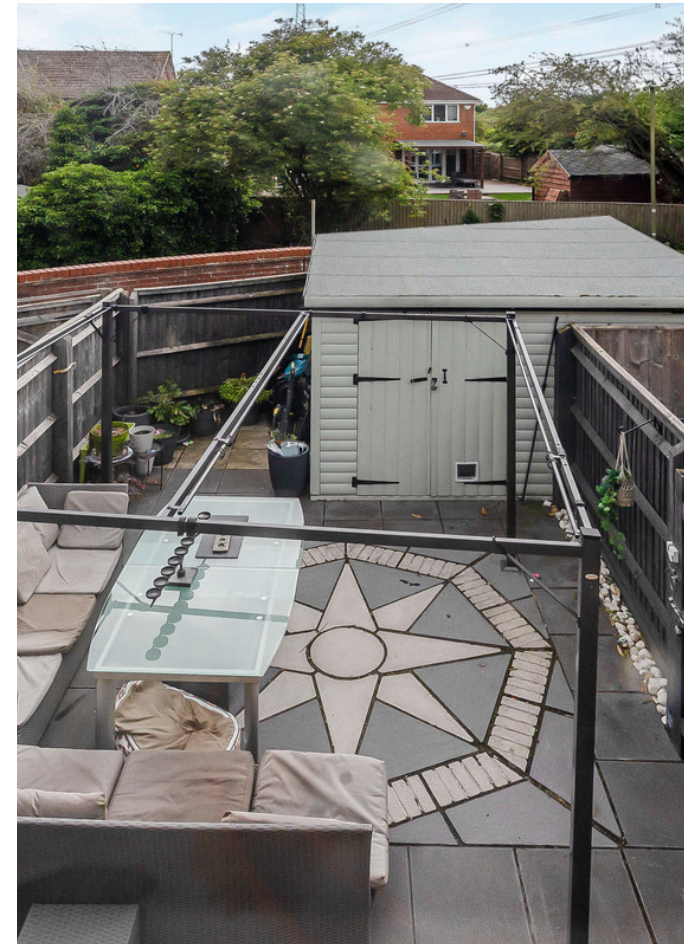


## Key Features

- Cul-de-sac location within the Ladygrove development.
- Two double bedrooms.
- Parking for two cars.
- Low maintenance south facing garden.
- EPC Rating: D
- Council Tax Band: B

## The Location

Wensum Drive is part of the Ladygrove Development which offers a varied range of facilities include two primary schools, nursery, a parade of shops, family pub, park, gym and leisure centre. Central Didcot offers extensive shopping and leisure facilities together with a mainline connection to London Paddington from Didcot Parkway.



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.

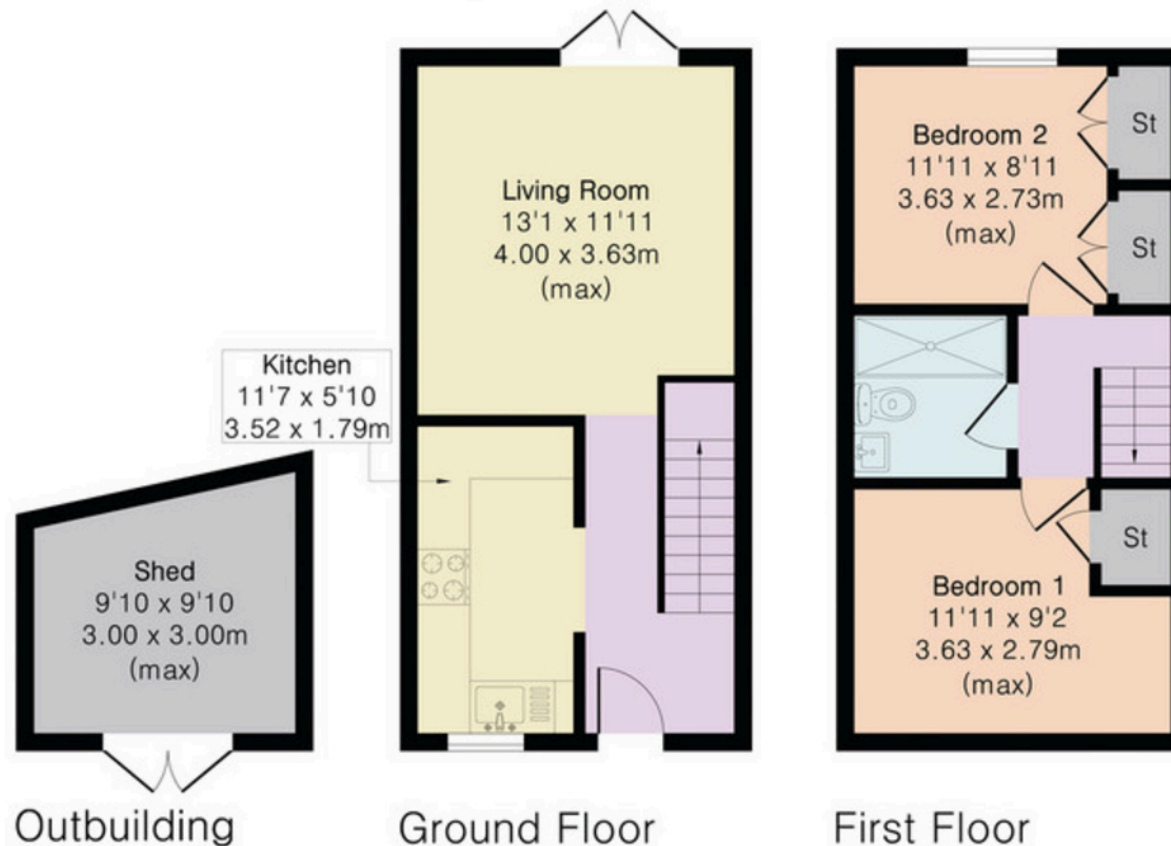
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Approximate Gross Internal Area 598 sq ft - 56 sq m (Excluding Outbuilding)

Ground Floor Area 299 sq ft – 28 sq m

First Floor Area 299 sq ft – 28 sq m

Outbuilding Area 86 sq ft – 8 sq m



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