



9 Ockley Brook, Didcot, OX11 7DR
£440,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A nicely positioned three bedroom family home located on the popular Ladygrove development – offering short walking distance to Didcot Parkway Train Station.

Positioned in the corner of this pleasant cul-de-sac, this detached home offers off street driveway parking and a detached single garage directly to the front of the property. Internally, its sizeable accommodation comprises of entrance hall, W/C, sitting room, dining room, kitchen and UPVC conservatory leading on to the low maintenance & mostly gravelled rear garden. To the first floor are three well proportioned bedrooms, en-suite shower room and family bathroom.

Other benefits to its sale include no onward chain, gas central heating and UPVC double glazed windows throughout.

Tenure: Freehold

The property is of a brick build construction and is connected to mains gas, electricity, 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, the property has a low flood risk.. 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' including restrictive covenants then please contact the estate agent.





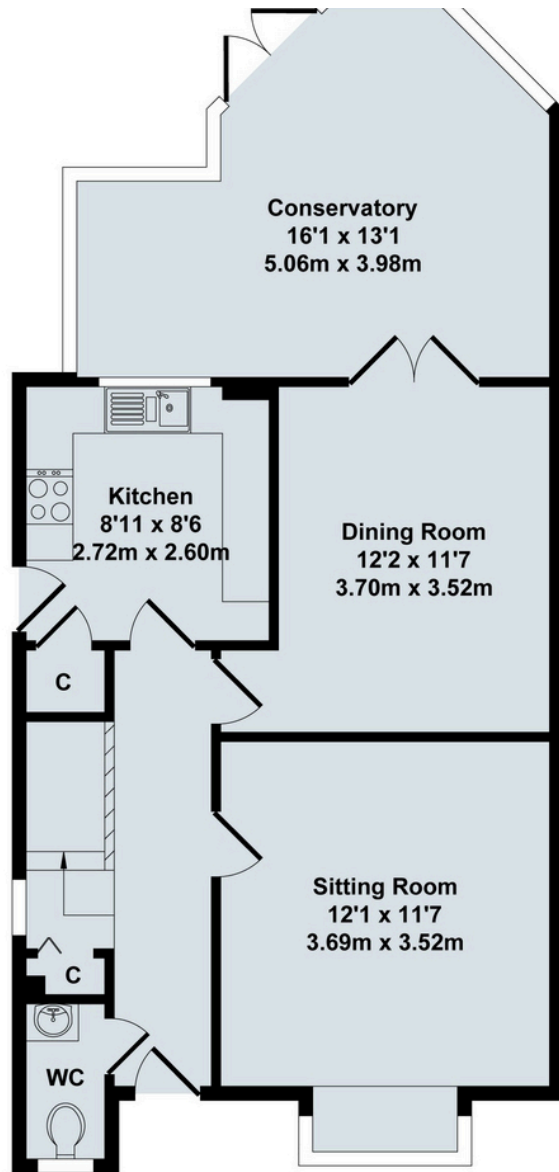
Key Features

- No onward chain
- Gas centrally heated
- En-suite shower room to the main bedroom
- Detached single garage and off street driveway parking to the front of the property
- Within short walking distance to amenities and mainline transport – Didcot Parkway train station
- Conservatory to the rear leading on to the garden
- EPC Rating: D
- Council Tax: D

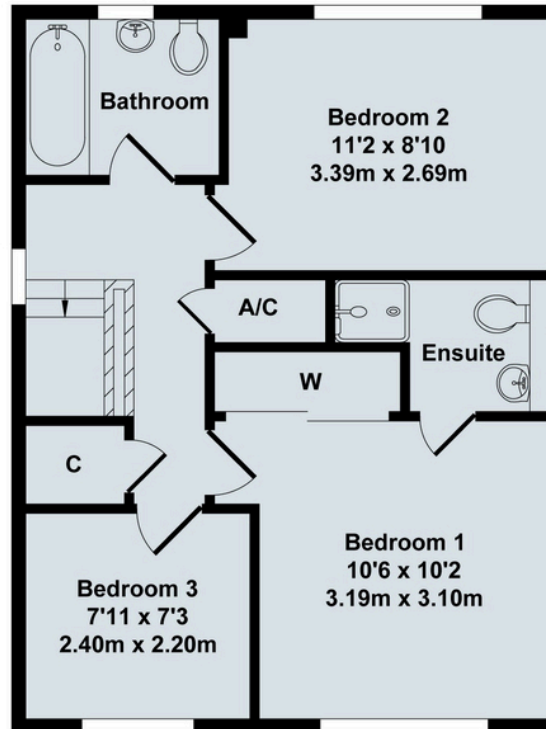
The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with a 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



First Floor

Total Approx. Floor Area 1098 Sq.Ft. (102.0 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.

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

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

THOMAS
MERRIFIELD
SALES LETTINGS