



Bowmont Water, Didcot, OX11 7GF

£315,000

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Situated on the popular Ladygrove development is this well presented, flint fronted, two bedroom mid-terraced house with a single garage.

The accommodation comprises of an entrance hallway, cloakroom, a good size lounge and a separate kitchen/dining room leading out to the rear garden. On the first floor there are two double bedrooms and a family bathroom.

The property benefits from driveway parking, a single garage and gas central heating.

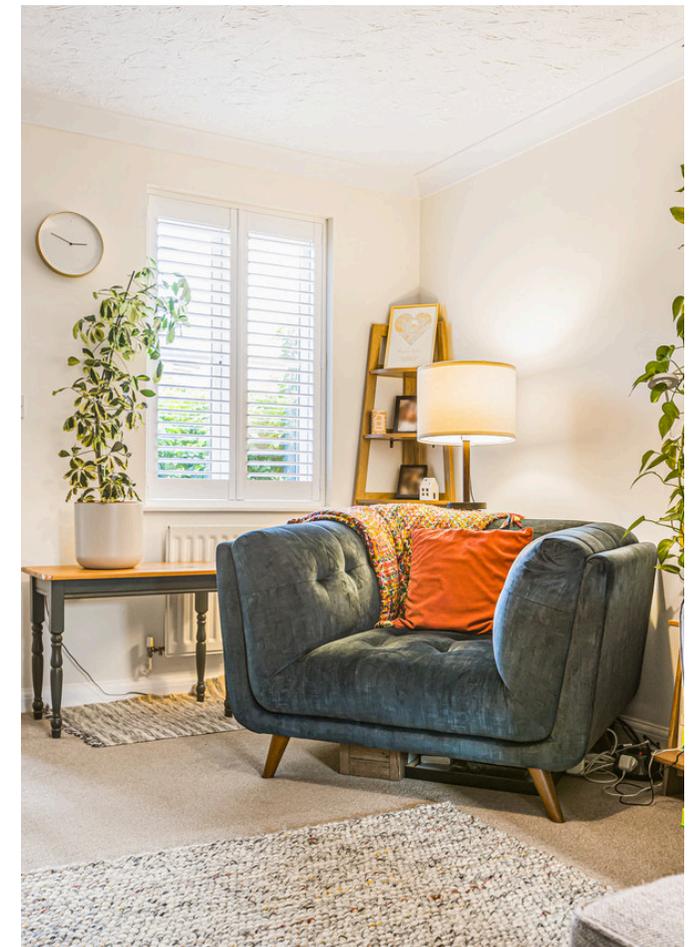
The property is conveniently located at the end of a cul-de-sac, built by Croudace Homes in the late 1990's/early 2000's and is located within a short walking distance from Didcot Parkway Train Station.

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 very 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

- Quiet cul-de-sac location on the popular Ladygrove development
- Within walking distance to Didcot Parkway which offers mainline services to London Paddington in 40 minutes
- Garage and driveway parking
- Gas central heating and UPVC double glazing
- EPC Rating: C
- Council Tax Band: C



The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex The Orchard Centre, which opened in 2005 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).

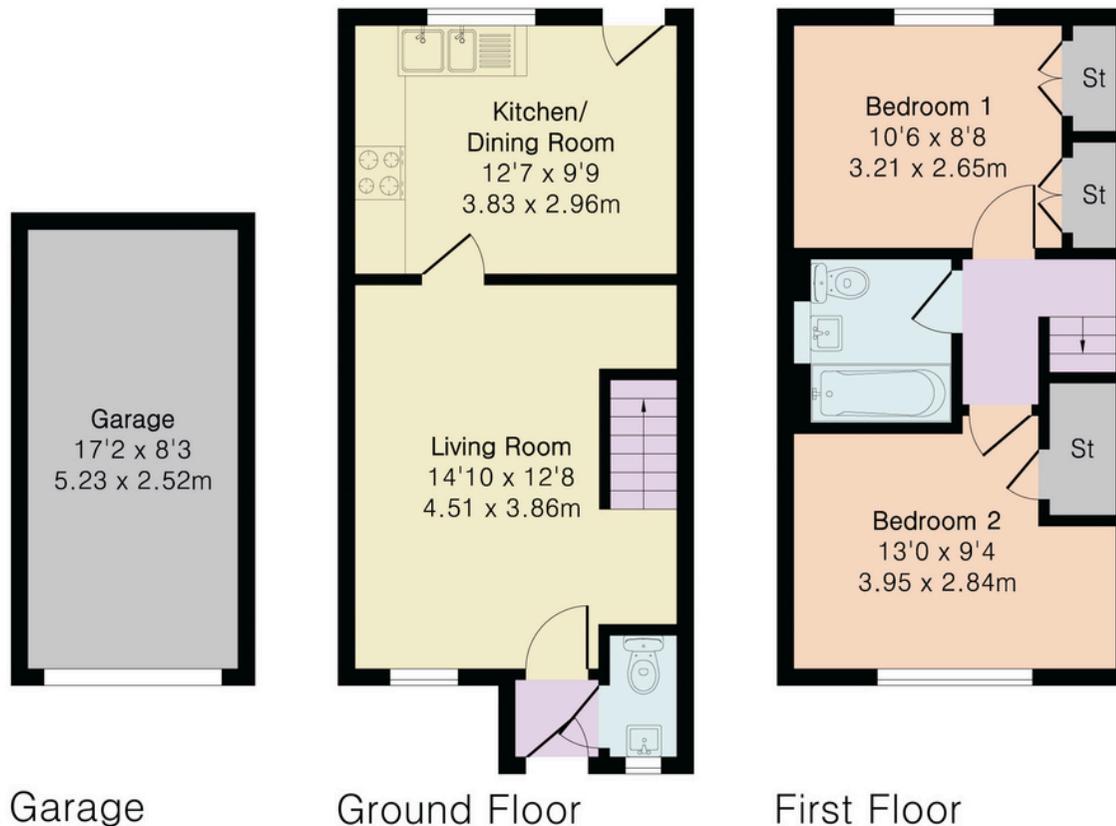


**Approximate Gross Internal Area 658 sq ft - 62 sq m
(Excluding Garage)**

Ground Floor Area 340 sq ft – 32 sq m

First Floor Area 318 sq ft – 30 sq m

Garage Area 142 sq ft – 13 sq m



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