



33 Ouse Close, Didcot, OX11 7FE
£299,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented and tidy two bedroom end terraced property situated in a quiet cul-de-sac on the popular Ladygrove development.

The property comprises of, entrance hallway, re-fitted kitchen, spacious lounge diner, two double bedrooms with built in storage cupboard to the principal bedroom and a modern re-fitted bathroom. Other benefits include two allocated parking spaces to the front of the property, a low maintenance and private enclosed rear garden with side access, UPVC double glazed windows and gas fired central heating. For the location and presentation 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. For any further information relating to 'The Register of Title' then please contact the estate agent.





Key Features

- Two double bedroom property situated on a cul-de-sac on the popular Ladygrove development.
- Modern re-fitted bathroom and kitchen.
- Two allocated parking spaces.
- Well maintained and private rear garden.
- Gas fired central heating.
- UPVC double glazed windows.
- Tenure - Freehold.
- EPC Rating: C
- Council Tax Band: C

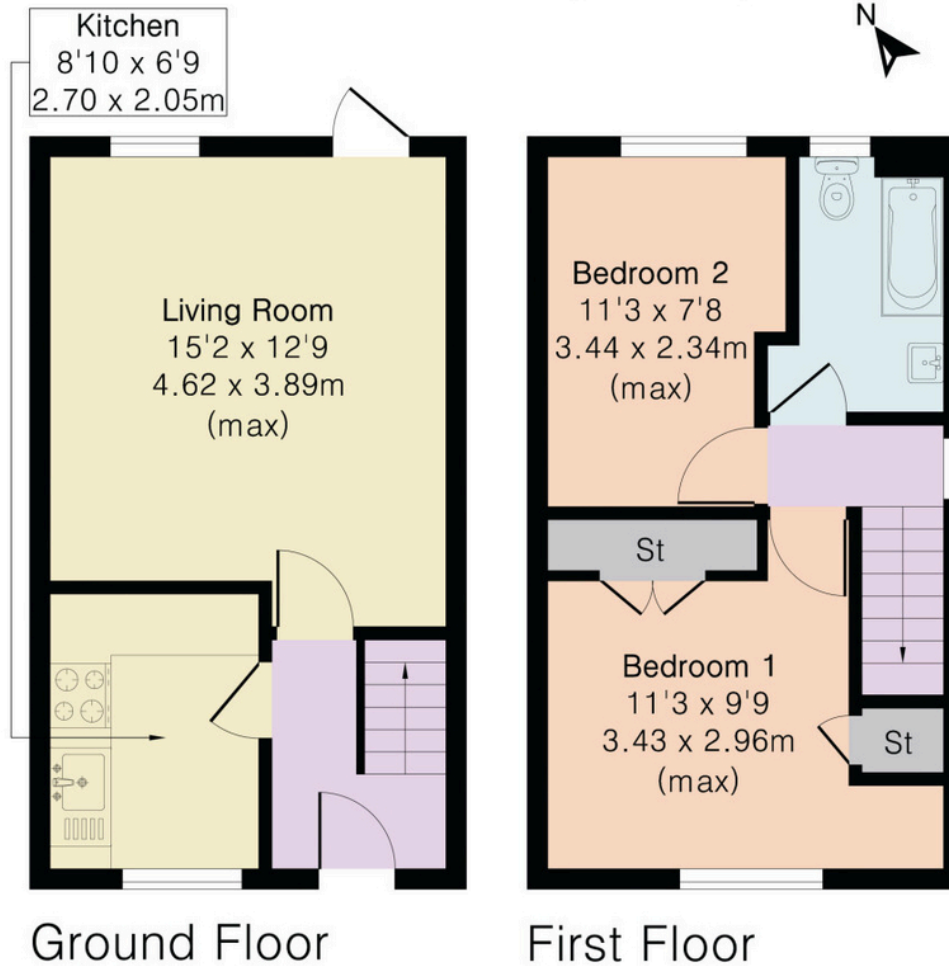
The Location

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.

Approximate Gross Internal Area 584 sq ft - 54 sq m

Ground Floor Area 292 sq ft – 27 sq m

First Floor Area 292 sq ft – 27 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.

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