



39 Cottongrass Road, Didcot, OX11 6GF
£325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered to the market with a complete onward chain, is this well presented two bedroom property situated on the popular Great Western Park development.

The property comprises of, entrance hallway, cloakroom, kitchen with integrated appliances and a spacious lounge/diner with understairs storage cupboard and French doors leading out onto the garden.

On the first floor there are two double bedrooms with built in wardrobes to the principal bedroom and a family bathroom. Additional benefits include an allocated driveway parking space with a further visitor space, gas fired central heating, UPVC double glazed windows, private and enclosed south facing rear garden with the bonus feature of air conditioning units in both bedrooms. For the location and presentation to be fully appreciated a viewing is recommended.

Some material information to note.

Tenure - Freehold.

The property is of a brick construction.

This property is connected to mains electricity, gas, water and drainage.

Broadband - according to Ofcom, Standard and Ultrafast Broadband are available at this property (checker.ofcom.org.uk)

Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers.

(checker.ofcom.org.uk)

According GOV.UK Flood Risk, this property has a very low flood risk.

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 double bedroom end terraced property.
- Air conditioning units in both bedrooms.
- Fully integrated kitchen.
- Built in wardrobes to the principal bedroom.
- Private and enclosed south facing rear garden.
- Downstairs cloakroom.
- Tenure - Freehold.
- Council Tax Band: C
- EPC Rating: B

The Location

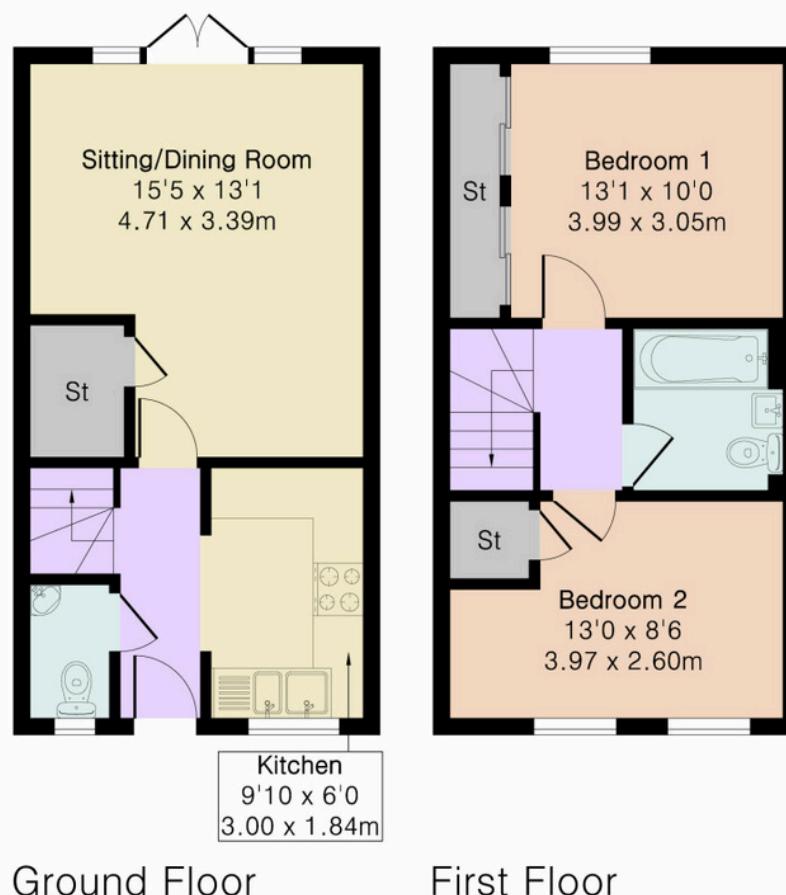
Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that opened in 2005 named the Orchard Centre with multiplex cinema, Cornerstone arts centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 to the north and the M4 to the south and there is also an excellent mainline train service into London Paddington approx. 45 minutes. The property also offers access to the highly regarded independent preparatory and senior schools in both Abingdon and Oxford as well as the Europa school in Culham and the primary and secondary schools locally in Didcot.



Approximate Gross Internal Area 672 sq ft - 62 sq m

Ground Floor Area 336 sq ft – 31 sq m

First Floor Area 336 sq ft – 31 sq m



Thomas Merrifield and their clients give notice that:

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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.

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