



8 Plover End, Didcot, OX11 6EL
£395,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Located in a quieter position towards the end of a cul-de-sac is this well-presented three-bedroom semi-detached home.

The ground floor comprises an entrance hall, downstairs WC, living room and an open-plan kitchen diner, with French doors leading out to the south-facing garden.

Upstairs, the landing leads to two good-sized bedrooms, a third single bedroom which could also be used as a home office, a family bathroom and an en-suite to the principal bedroom.

Outside, the south-facing garden features a combination of patio and lawn areas. The property also benefits from a garage and tandem parking for several vehicles.

Material Information to note:

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

Broadband - according to Ofcom, Ultrafast and Fast Broadband are available ([checker.ofcom.org.uk](https://www.ofcom.gov.uk/broadbandchecker/)). Mobile Coverage - according to Ofcom, there is fair coverage ([checker.ofcom.org.uk](https://www.ofcom.gov.uk/mobilecoverage/)) According GOV.UK Flood Risk, this property has a very low flood risk

For any information relating to Restrictions, Covenants or Easements from the Title Register then please do get in touch.





Key Features

- Being sold with no onward chain.
- Located within an excellent spot in the development.
- Open plan kitchen / dining area.
- Private driveway with parking for several cars, as well as a garage.
- EPC Rating: C
- Council Tax Band: D

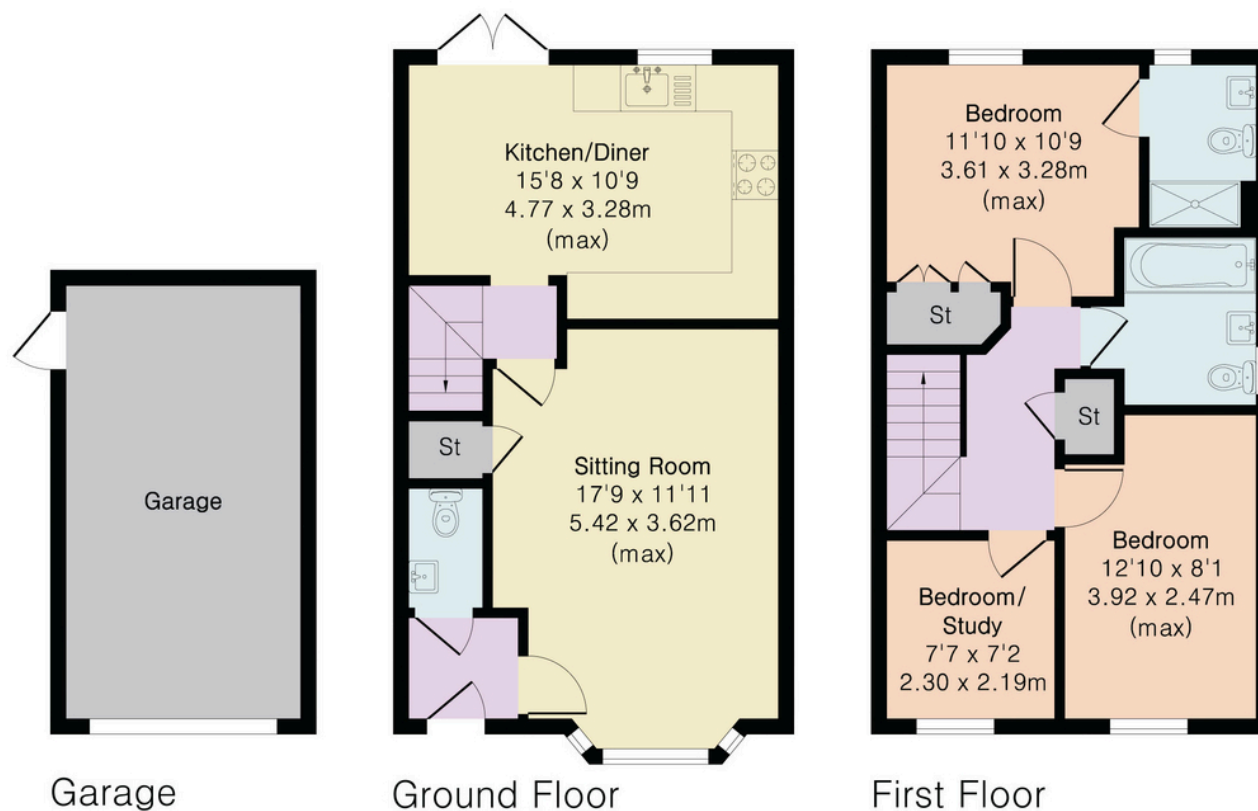
The Location

The town of 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 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 874 sq ft - 81 sq m
(Excluding Garage)**

Ground Floor Area 441 sq ft – 41 sq m

First Floor Area 433 sq ft – 40 sq m



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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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