



17 Linnet Grove, Didcot, OX11 6HZ

Offers Over £315,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

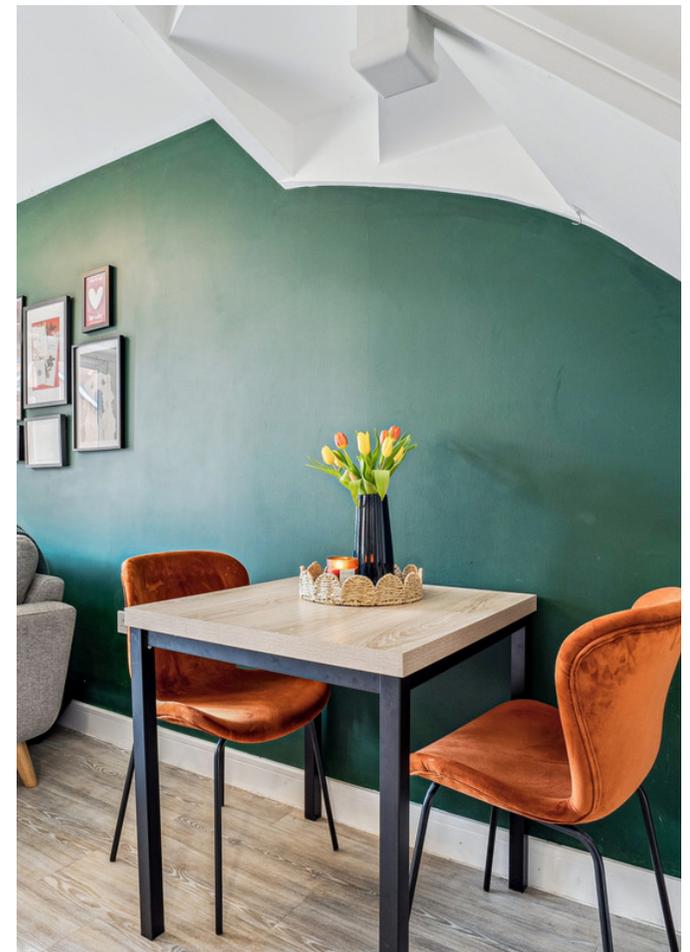
This beautifully presented and rarely available, end of terrace property is situated on the popular Brunel Rise development. Offering open plan living, landscaped garden and allocated parking to name a few of its many benefits.

The property comprises entrance hall, downstairs cloakroom, open plan kitchen/ breakfast room and lounge, including integrated appliances and French doors leading onto a landscaped rear garden. On the first floor there are two double bedrooms with built in wardrobes plus a family bathroom. To the front of the property there is allocated parking and gated side access leading to the rear garden. To fully appreciate the location and overall presentation, viewings are highly recommended.

The property is of a brick and tile construction. This property is connected to mains electricity, gas, water and drainage and owns the solar panels of the roof. Broadband - according to Ofcom, Standard and Ultrafast Broadband are available at this property ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)) Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. ([checker.ofcom.org.uk](http://checker.ofcom.org.uk))

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





## Key Features

- Allocated off street parking directly to the front of the property
- Immaculately and stylishly presented throughout
- Modern open plan living accommodation on the ground floor
- Gas centrally heated and UPVC double glazed windows throughout
- Within its 10 year NHBC warranty
- Within close walking distance to an array of transport and shopping amenities

## The Location

Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle buses to Didcot town and train station) schools, shops, sports pitches, play areas, community centre, a health facility and a new district centre. There are 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. 45 minutes.

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.

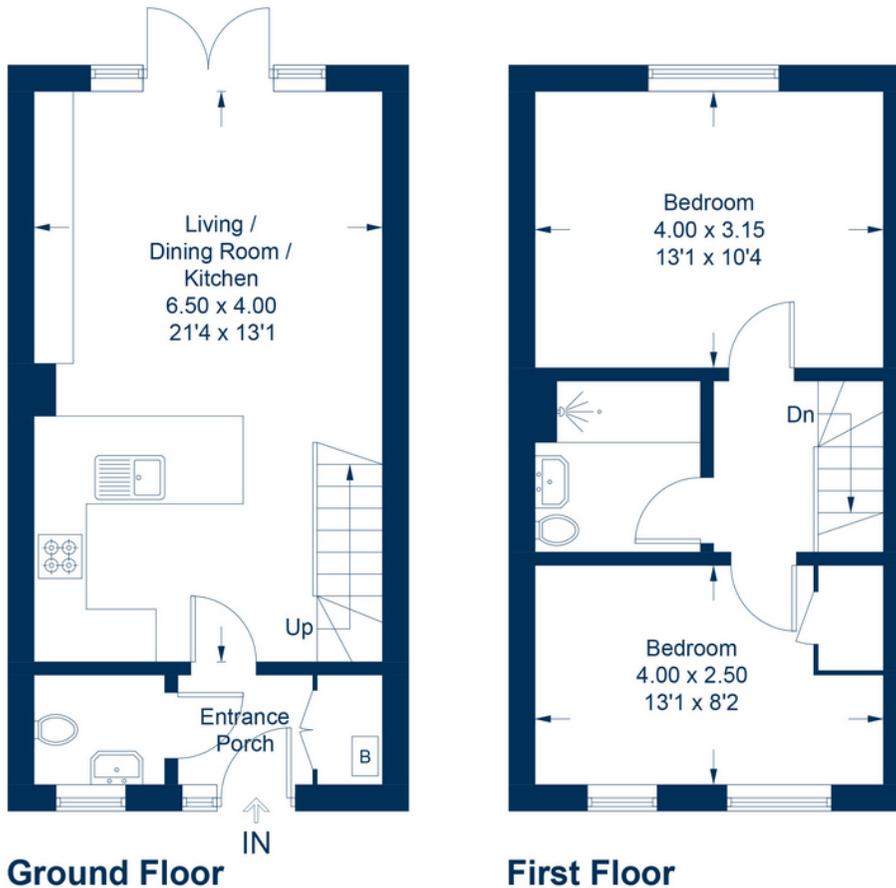
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Approximate Gross Internal Area  
Ground Floor = 32.0 sq m / 344 sq ft  
First Floor = 31.6 sq m / 340 sq ft  
Total = 63.6 sq m / 684 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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