



2 Alphin Brook, Didcot, OX11 7FG
£480,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated on the popular Ladygrove development is this beautifully presented three bedroom linked detached property.

This newly redecorated property comprises of, entrance hallway, cloakroom, spacious living room with bay window and an impressive Charnwood log burner which the current owners installed last year; an open plan kitchen/diner with fully integrated Bosch appliances which leads into a second reception room which could be used as a study or playroom.

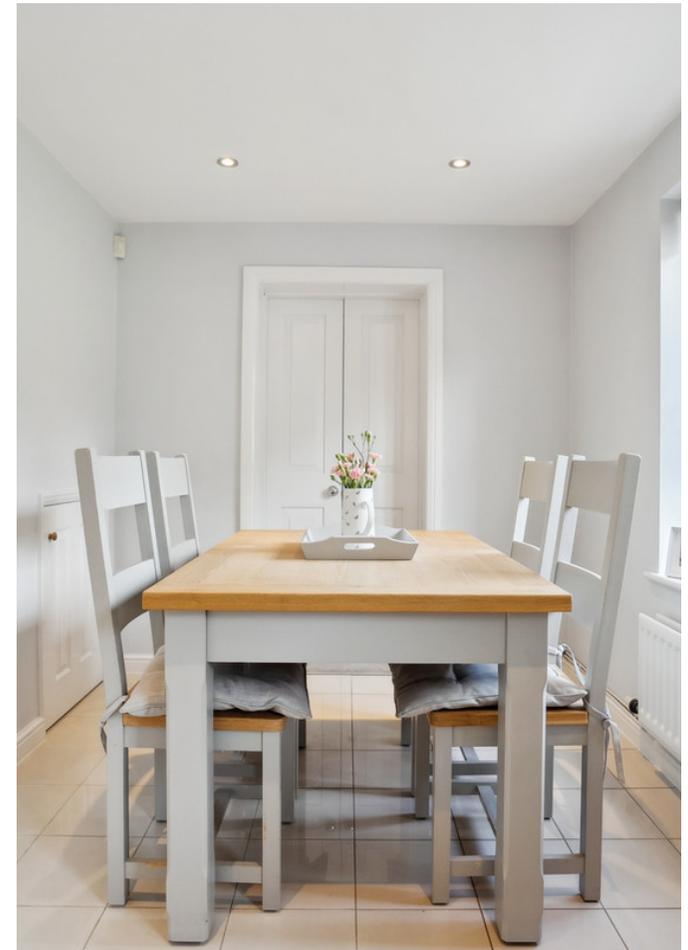
On the first floor there are three bedrooms with a re-fitted modern en-suite shower room to the principal bedroom and a family bathroom. Additional benefits include driveway parking, a section of the original garage for storage and a private enclosed, landscaped with Astroturf, west facing garden. For the location, size and presentation to be fully appreciated a viewing is highly 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. Artex is present and if pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed. For any further information relating to 'The Register of Title' including restrictive covenants then please contact the estate agent.





Key Features

- Linked detached property situated on the popular Ladygrove development.
- Three bedrooms with modern en-suite shower room to principal bedroom.
- Open plan kitchen/diner with integrated appliances.
- Spacious living room with recently installed Charnwood log burner.
- Private and enclosed west facing rear garden.
- Driveway parking.
- Downstairs cloakroom.
- EPC Rating C
- Council Tax Band D

The Location

Ladygrove is a convenient and well-established location within 1 mile of Didcot Parkway and the Orchard Centre. There are local facilities including a parade of shops, two highly regarded primary schools and nursery, Ladygrove lakes and Ladygrove Playground park, as well as a leisure centre and family pub. 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.

Thomas Merrifield and their clients give notice that:

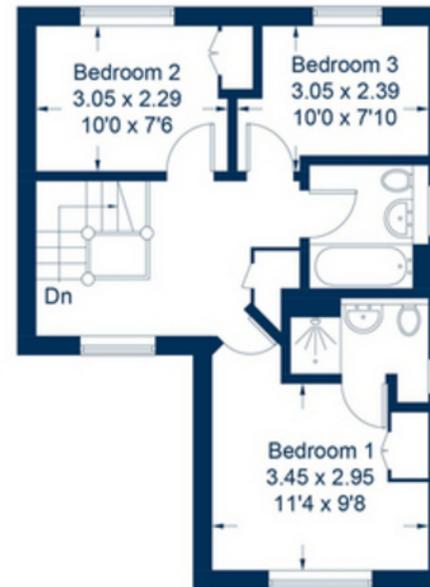
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.

Approximate Gross Internal Area
Ground Floor = 54.3 sq m / 584 sq ft
First Floor = 43.4 sq m / 467 sq ft
Garage = 3.4 sq m / 36 sq ft
Total = 101.1 sq m / 1087 sq ft



Ground Floor



First Floor

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.

© CJ Property Marketing Ltd

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