



49 Abbey Brook, Didcot, OX11 7FY  
£335,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Abbey Brook is located within a desired area of the Ladygrove development and is within catchment to Ladygrove Park school and offers a great starter home for anyone looking to buy in Didcot. Upon entrance, you are greeted with a spacious hallway, downstairs WC, storage cupboards, modern kitchen and an open plan living/dining room with French doors leading to the beautifully presented garden. The garden is south facing with side access and also access to the garage. Moving upstairs, the property offers two double bedrooms, with the master room benefiting from a spacious En-suite, as well as further storage and a family bathroom. The property benefits further from a private driveway with parking for two cars.

Some material information to note:

Tenure: Freehold

Mains services - Gas, electric, water and drainage.

Flood risk - Low flood risk.

Two allocated parking spaces.

Broadband speeds of standard to ultrafast are available according to Ofcom checker.

Mobile and data signals are limited with a range of providers indoors and offer a good service outdoors according to Ofcom checker.

We are not aware of any covenants or restrictions that may negatively affect the property.

We are not aware of and adjacent planning consents that might affect value.

We have not carried out a survey but please note that the property has Artex ceilings throughout the majority of the property. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.







## Key Features

- Situated at the end of a quiet cul-de-sac
- En-suite in master bedroom.
- Private driveway with off-street parking and access to a garage.
- South facing garden.
- Open plan living / dining room.
- EPC Rating C
- Council Tax Band C

## The Location

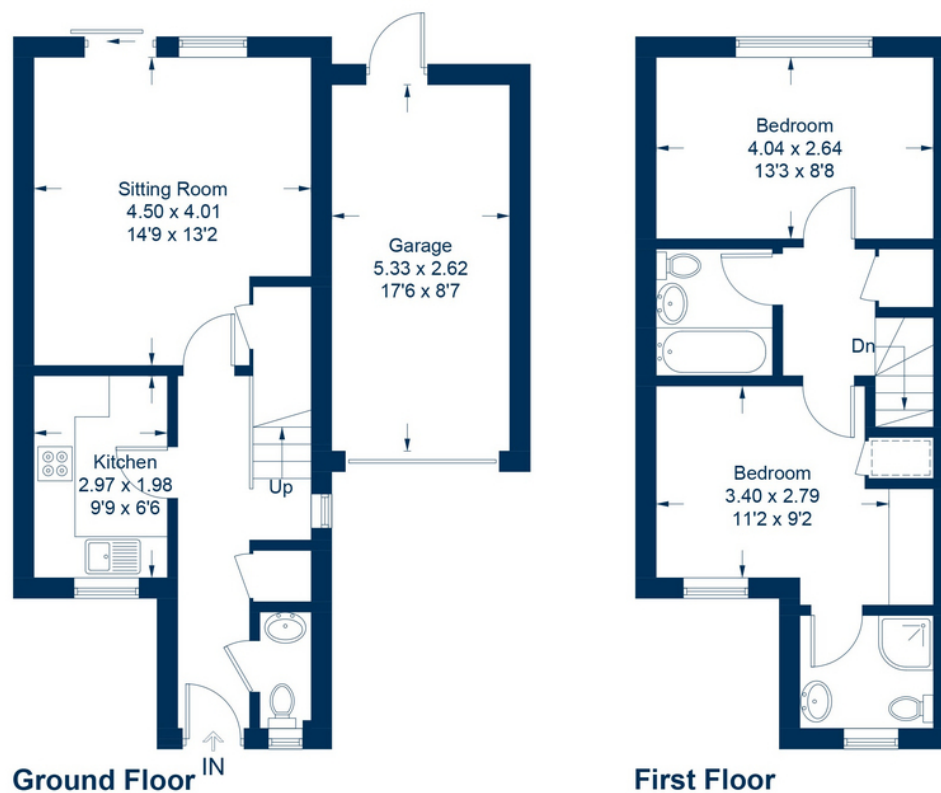
Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington from Didcot Parkway (approx. 40 minutes).





Approximate Gross Internal Area  
 Ground Floor = 35.4 sq m / 381 sq ft  
 First Floor = 35.1 sq m / 378 sq ft  
 Garage = 14.0 sq m / 151 sq ft  
 Total = 84.5 sq m / 910 sq ft

 = Reduced headroom below 1.5m / 5'0



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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