



10 Windrush Mews, Didcot, OX11 7SE

Offers Over £425,000 Freehold

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SALES LETTINGS





## The Property

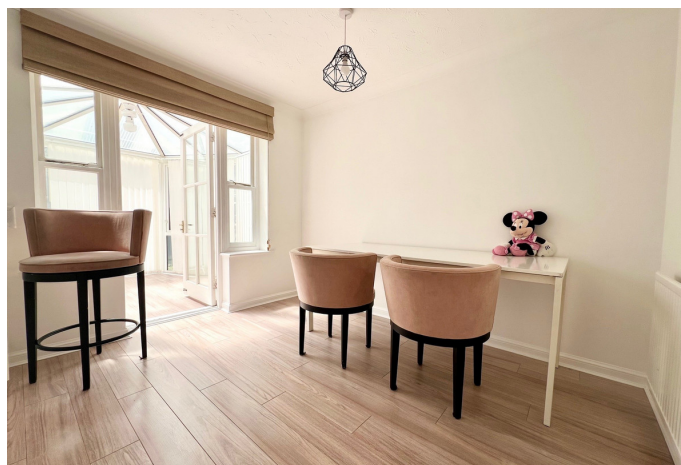
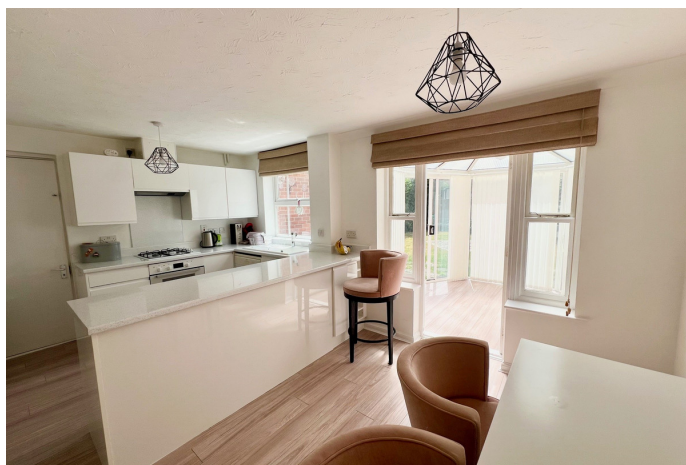
Offered to the market with no onward chain is this immaculately presented three bedroom detached property situated on a cul-de-sac on the ever popular Ladygrove development.

The property comprises of; entrance hallway, cloakroom, spacious lounge with bay window, a generous sized open plan kitchen/diner which leads through to a conservatory. On the first floor there are three bedrooms (two of which are double) and a family bathroom. Other advantages for the property include, driveway parking, garage with light and power and both a door into the kitchen and also into a generous sized and private south facing rear garden. Additional benefits include gas fired central heating and UPVC double glazed windows. For the size, location 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](http://checker.ofcom.org.uk)). 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, there is a low flood risk at the property. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have not carried out a survey but please note that the property has Artex ceilings. For any further information relating to 'The Register of Title' then please contact the estate agent.







## Key Features

- Three bedroom detached home.
- Situated on a cul-de-sac on the popular Ladygrove development.
- Open plan kitchen/diner.
- Spacious living room with bay window.
- Driveway parking and garage.
- Private and generous sized south facing rear garden.
- Offered to the market with no onward chain.
- Tenure: Freehold
- EPC Rating: D
- Council Tax Band: D

## The Location

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.

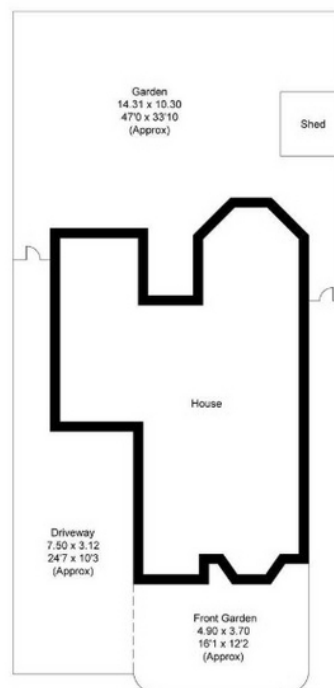


Ground Floor



First Floor

**Windrush Mews, OX11**  
 Approximate Gross Internal Area = 84.0 sq m / 904 sq ft  
 Shed = 5.7 sq m / 61 sq ft  
 Garage = 13.7 sq m / 147 sq ft  
 Total = 103.4 sq m / 1112 sq ft  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards.  
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