



6 Ancholme Close, Didcot, Oxfordshire, OX11 7TW

Occupying a cul-de-sac location on the desirable Ladygrove development close to Didcot Parkway train station is this well presented two bedroom house. The property has been recently re-decorated and renovated within recent years including new family bathroom, open planned kitchen/ living space with quartz work tops and integrated appliances. To the front of the property is driveway side by side parking for two vehicles and the rear has a well maintained garden laid mostly to patio and lawn.

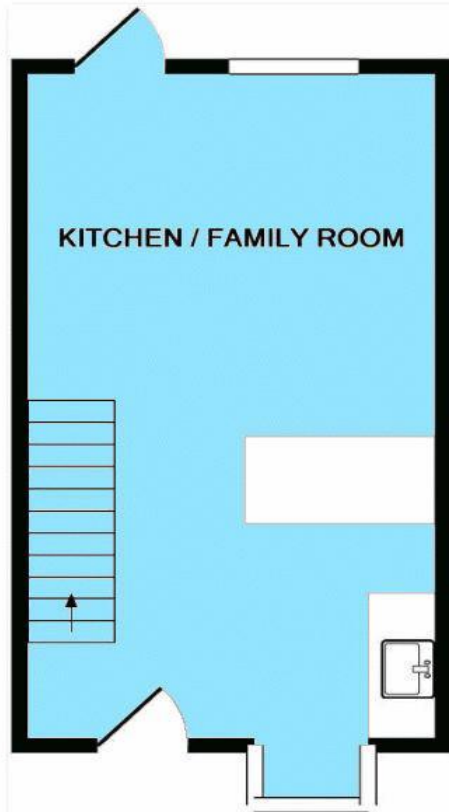
The town of Didcot offers comprehensive leisure and sporting facilities for all ages, and has a shopping complex which opened in 2005, named the Orchard Centre, with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead 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).

THOMAS MERRIFIELD

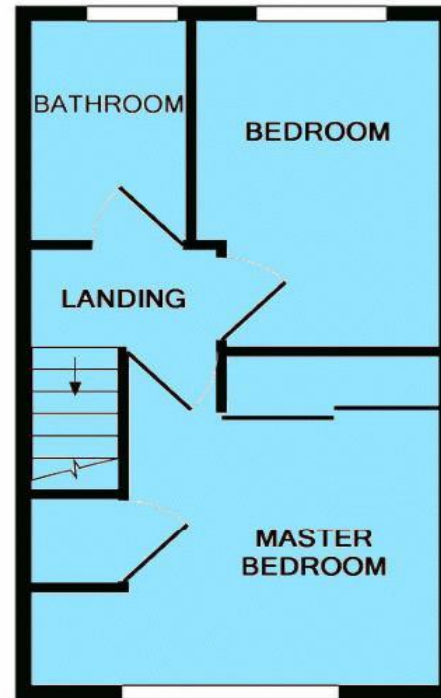
SALES LETTINGS

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Price £290,000



GROUND FLOOR
APPROX. FLOOR
AREA 295 SQ.FT.
(27.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 288 SQ.FT.
(26.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 583 SQ.FT. (54.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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- New gas combi boiler installed
- Side by side driveway parking to the front of the property for two vehicles
- Newly fitted composite front door
- 7 minute walking distance to Didcot Parkway Train Station (0.4 miles)
- Renovated family shower room with walk in shower and tiling to walls
- Built in wardrobes within the main bedroom
- Local Authority: South Oxfordshire District Council
- Council Tax Band: C
- Tenure: Freehold

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