



15 Clover Fields, Didcot, Oxfordshire, OX11 6GS

This beautifully presented semi-detached property is situated on the popular Brunel Rise development. The property comprises of; entrance hallway, WC, kitchen and a spacious lounge/diner leading onto a private reargarden with side access. On the first floor, there are two double bedrooms and a family bathroom, plus an en suite from the principal bedroom. Other benefits include an allocated parking space, UPVC double glazed windows and the property is still covered under the 10 year NHBC warranty. The Property is also conveniently located next to local amenities, GEMS Didcot primary academy and bus routes into the town centre and Didcot Parkway railway station.

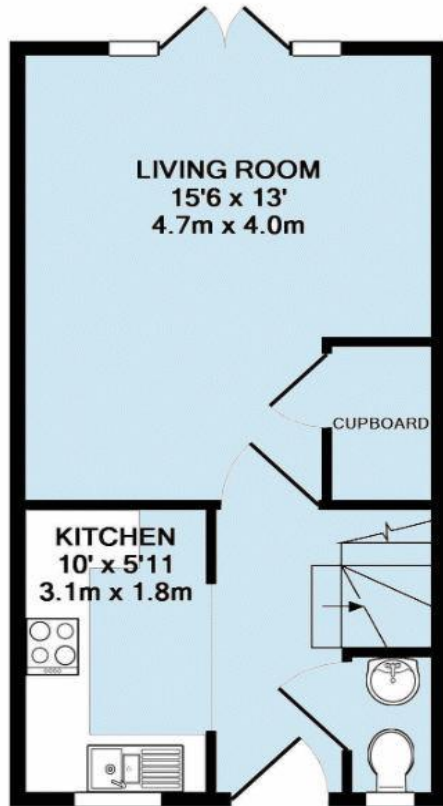
Great Western Park development, set in the vibrant garden town of Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station), schools, shops, sports pitches, play areas, community centre, a health facility and a new district centre. The town of 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. 45 minutes.

THOMAS MERRIFIELD

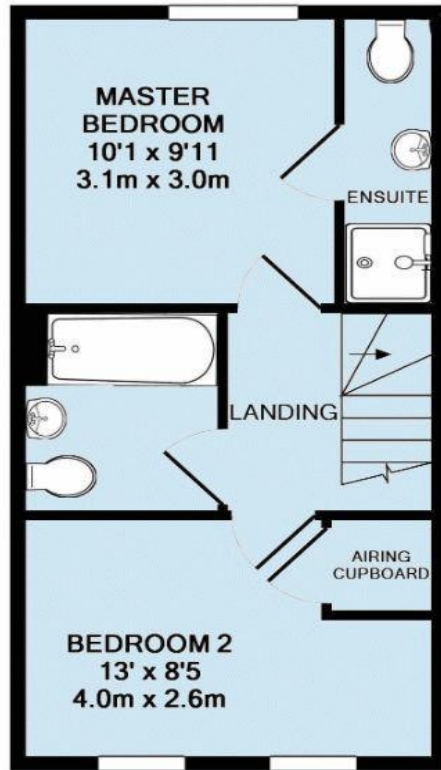
SALES LETTINGS

103 Broadway, Didcot, Oxon, OX11 8AL
didcot@thomasmerrifield.co.uk
Tel: 01235 813777

Price £317,500



GROUND FLOOR
APPROX. FLOOR
AREA 331 SQ.FT.
(30.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 328 SQ.FT.
(30.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 659 SQ.FT. (61.2 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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- No onward chain
- Double bedrooms
- En suite
- Off street parking
- Cloakroom
- Local Authority: South Oxfordshire District Council
- Council Tax Band: C
- Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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