



4 Blaggrave Close, Didcot, Oxfordshire, OX11 7JW

A light & tidy two double bedroom first floor maisonette with private garden and garage situated in a quiet cul-de-sac location close to the town centre and train station. The property has its own front door and private access; stairs then lead to the accommodation which comprises kitchen-breakfast room, lounge-diner, two double bedrooms, and refitted shower room. To the rear of the property there is a private garden with shed, and to the side there is a garage in a separate block. Other benefits include, gas central heating, double glazed windows and a very long lease. For the size, and location to be fully appreciated; viewings are highly recommended.

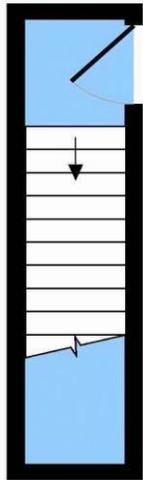
The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that opened in 2005, named the Orchard Centre, with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead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

Price O.I.E.O £210,000

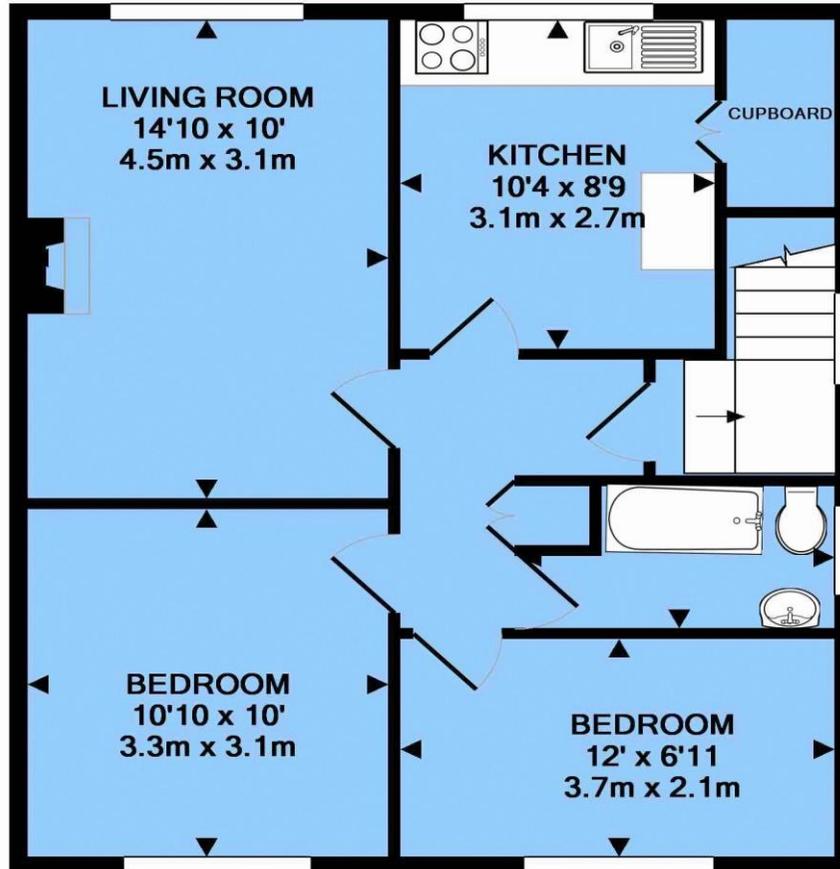
**THOMAS
MERRIFIELD**

SALES LETTINGS

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GROUND FLOOR



1ST FLOOR

- Large two double bedroom first floor maisonette.
- Private garden at the rear.
- Cul-de-sac location close to the town centre and Train Station.
- Garage.
- Over 900 years remaining on the lease.
- Light & tidy presentation.
- Lounge diner & kitchen breakfast room.
- Local Authority: South Oxfordshire District Council
- Council Tax Band: B
- Tenure: Leasehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
72	46
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (82-100)	
B (61-81)	
C (39-60)	
D (15-40)	
E (9-14)	
F (1-8)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
69	42
England, Scotland & Wales	
EU Directive 2002/91/EC	

Address:
4 Blagrove

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