



28 Dudcote Field, Didcot, Oxfordshire, OX11 6JN

An immaculately presented, two bedroom semi-detached property situated in the popular Dida Gardens development. The property comprises entrance hall, kitchen with integrated appliances, cloakroom, lounge/diner with patio doors leading to a south west facing rear garden. On the first floor you will find two double bedrooms both with en suites plus built in wardrobes from the principal bedroom.

Other benefits included driveway parking, UPVC double glazed windows plus the property is still covered under the 10 year NHBC warranty.

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 from Didcot Parkway into London Paddington, approx. 40 minutes.

THOMAS MERRIFIELD

SALES LETTINGS

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

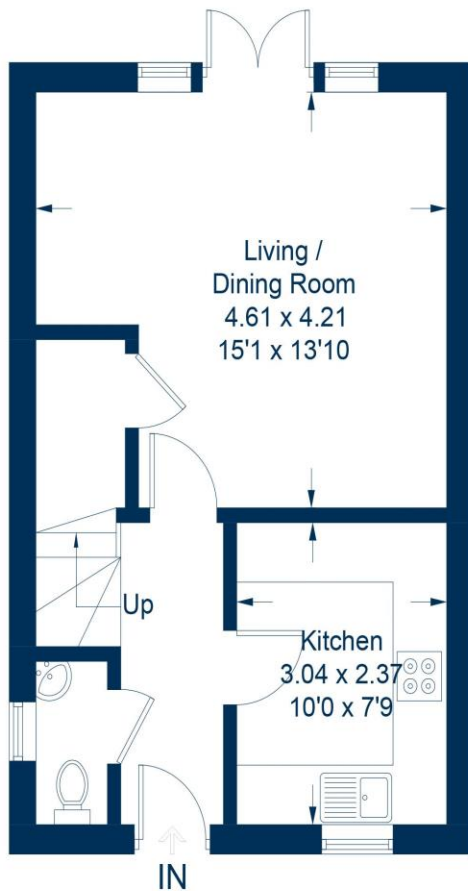
Price £335,000



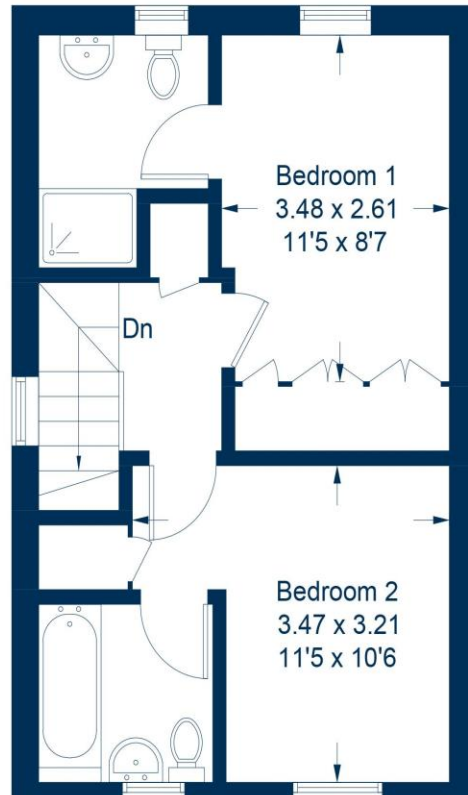
Approximate Gross Internal Area
 Ground Floor = 34.3 sq m / 369 sq ft
 First Floor = 34.7 sq m / 373 sq ft
 Shed = 4.2 sq m / 45 sq ft
 Total = 73.2 sq m / 787 sq ft



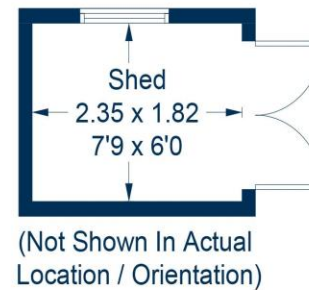
- Semi detached
- Less than 2 years old
- Off street parking
- Cloakroom
- En suite to both bedrooms
- Integrated appliances
- Estate charge £175 pa once development is completed
- Local Authority: South Oxfordshire District Council
- Council Tax Band: C
- Tenure: Freehold



Ground Floor



First Floor



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.

© CJ Property Marketing Ltd

Important Notice

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.