



23 Chinnock Brook, Didcot, Oxfordshire OX11 7XU
Oxfordshire, Offers in Excess of £325,000

Waymark

Chinnock Brook, Didcot OX11 7XU

Oxfordshire
Freehold

Two Double Bedrooms | End Of Terrace | Garage & Driveway Parking | South Facing Garden | Kitchen/Diner
| Close to Didcot Train Station | Close to Amenities | Quiet Cul-De-Sac Location

Description

- TWO DOUBLE BEDROOMS - GARAGE & DRIVEWAY -
KITCHEN/DINER - SOUTH FACING GARDEN - QUIET CUL-DE-SAC
LOCATION - CLOSE TO DIDCOT TRAIN STATION -

Attention first time buyers! Waymark are delighted to offer to the market this two double bedroom, well proportioned, end of terrace home. The Property has been lovingly made a home by the current owners and offers the ideal prospect for your first step onto the property ladder! Offering a spacious living room, kitchen/diner, bathroom and two double bedrooms. Externally, the property further benefits from a generous, south facing garden with gated access to the side alongside a garage with power and lighting and driveway parking.

The property occupies a generous plot tucked away in an cul-de-sac location in the ever popular Ladygrove estate in Didcot. Being situated within walking distance to a play park, school, co-op, nursery, salon, pharmacy, dentist and doctors make this an ideal location for young families, first time buyers or someone looking to downsize. The property also provides fantastic links to London Paddington with Didcot Parkway train station less than a mile away, which is walkable in approx. 15 mins.

Location

Didcot has various amenities within walking distance including Didcot Parkway train Station providing access to London Paddington approx. a 15/20 minute walk away, along with more local amenities being approx a 5 minute walk away including a co-op, pharmacy, dentists, nursery, The Ladygrove Pub & restaurant, a beauty salon, Ladygrove Park Primary School and Willowbrook Leisure Centre. The Ladygrove Loop is also just on the door step, which is a hit with dog walkers and runners alike.

The town centre & Orchard Centre are approx 1.2miles from the property, providing various restaurants, bars, shops, cafe's and a Sainsbury's supermarket for all your shopping needs which can be reached in an approximately 20 minute walk or 5 minute drive.

Viewing Information

Viewing by appointment only.

Local Authority

South Oxfordshire

Tax Band: C



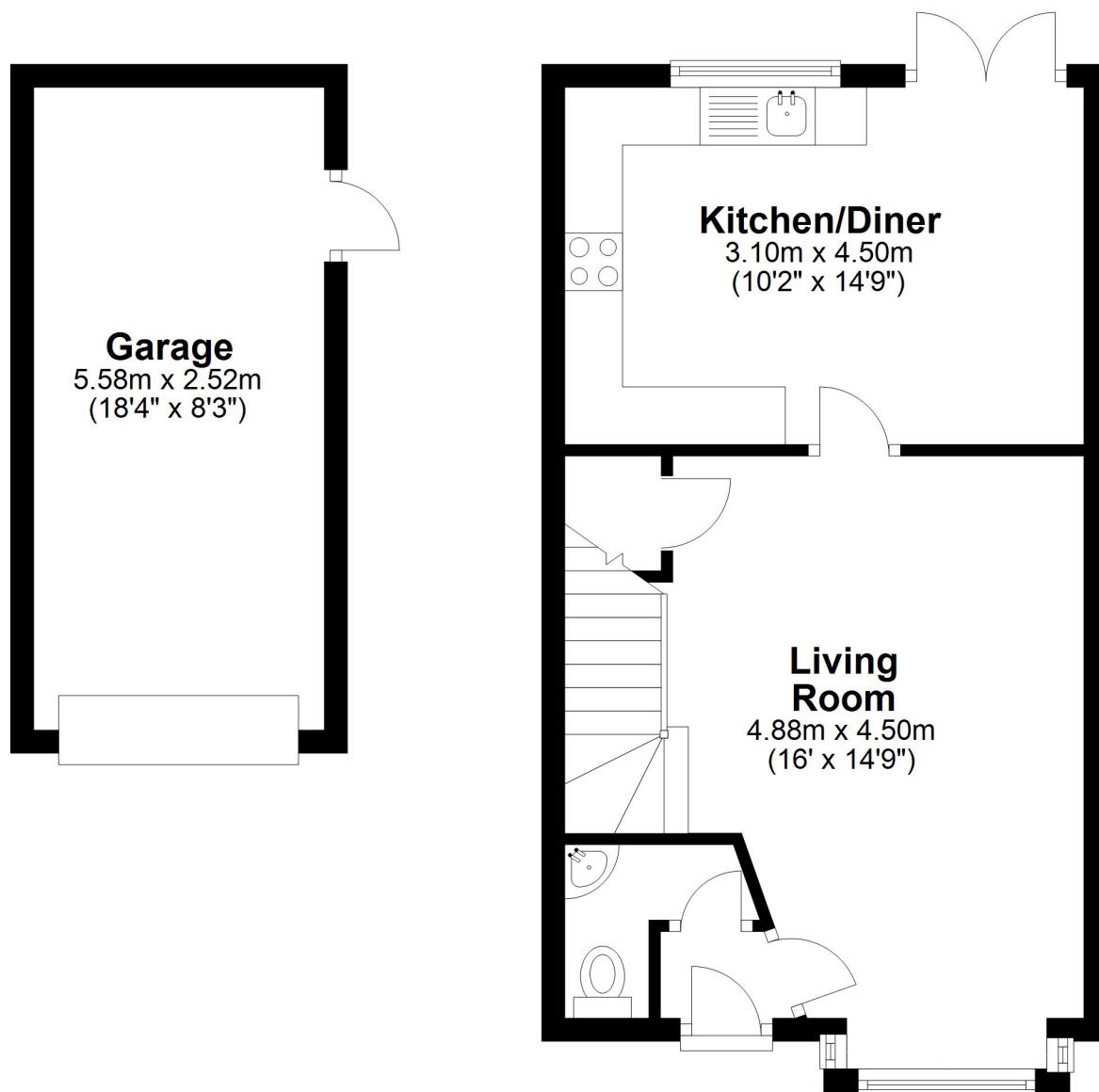
Waymark
Wantage Office

T: 01235 645645
E: wantage@waymarkproperty.co.uk

Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92+)	A		89	
(81-91)	B			
(69-80)	C	72		
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales		EU Directive 2002/91/EC		

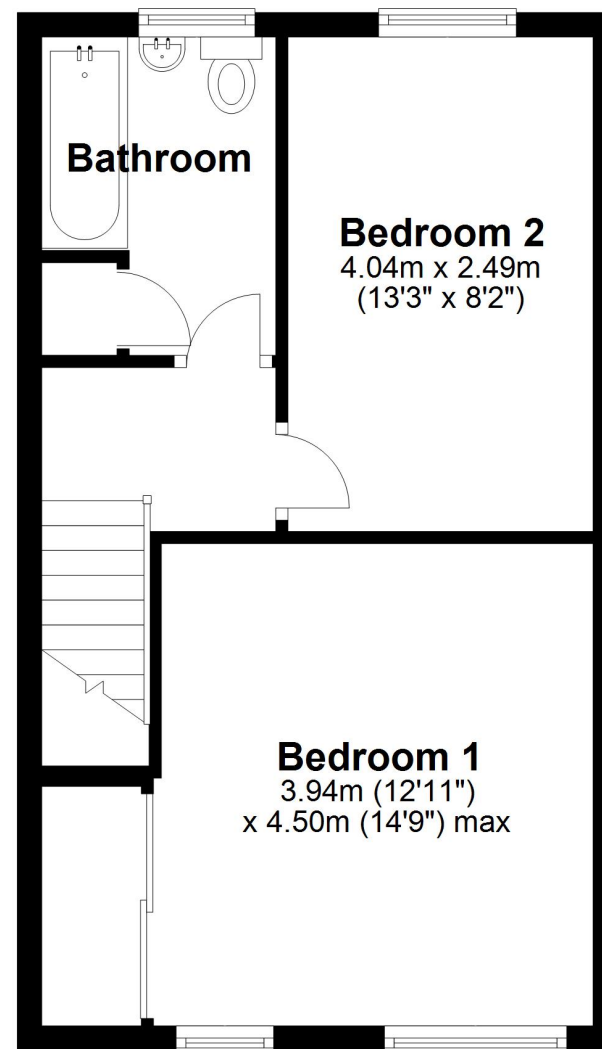
Ground Floor

Approx. 51.2 sq. metres (550.9 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.3 sq. feet)



Total area: approx. 87.7 sq. metres (944.3 sq. feet)

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

