

PROPERTY AGENTS

JPKnight



Foudry Close, Didcot OX11 7TP



Foudry Close, Didcot

Ideally located in the heart of the popular Ladygrove development just 0.8 miles from Didcot Parkway train station with direct access to London Paddington in just 45 minutes, is this light and airy semi-detached home with a newly landscaped secluded east facing garden and two designated parking spaces adjacent to the property.

Accommodation benefits a kitchen/breakfast room and living room to the ground floor. On the first floor there are two double bedrooms and a bathroom.



Tenure - Freehold

The property is double glazed throughout with gas central heating to radiators.

Accommodation

Entrance Hall: Two windows to front, wood style flooring, radiator, stairs to landing.

Living Room: 15'2 x 9'8 Window to side, electric fireplace with stone effect surround and hearth, wood style flooring, radiator, under-stair storage cupboard.

Kitchen/Breakfast Room: 15'2 x 7'8 Window to and door to garden and bay window to front, range of storage units with worktop, single oven, gas hob with extractor hood above, space for dishwasher, fridge and freezer, wood style flooring, radiator.





Stairs to landing: Loft access

Bedroom 1: 13'2 (max) x 9'3 Double aspect, mirrored fitted wardrobes, airing cupboard, radiator.

Bedroom 2: 11'2 x 6'9 Window to rear, radiator.

Bathroom: Window to front, white three-piece suite including basin vanity unit, radiator.

Outside

Positioned to the side of the property the east facing garden has a newly laid Astroturf lawn with timber border, flanked with a gravel flowerbed and brick and timber fence boundary.

To the front there is lawn with a pathway with the front door, two adjacent parking spaces and flower beds flanking the house.



Directions

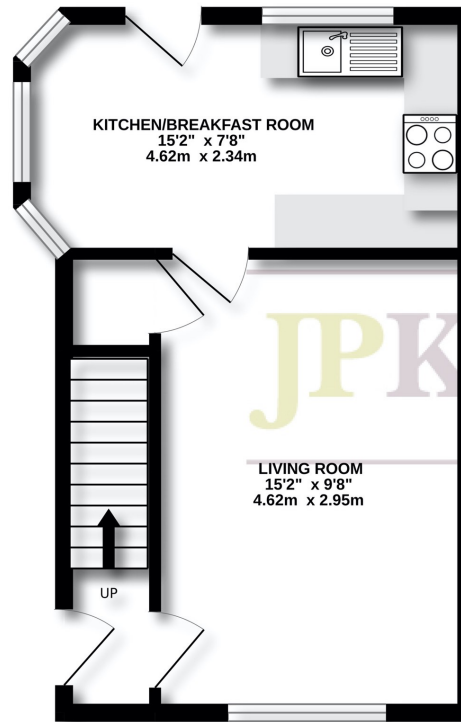
Turn right from our office and first left onto High Street, continue over the roundabout onto Station Road turning into Wantage Road. Go straight over the roundabout onto A4130, straight over the next roundabout and first exit onto Mersey Way, left onto Plym Drive, and right onto Foudry Close where the property can be found on the right.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

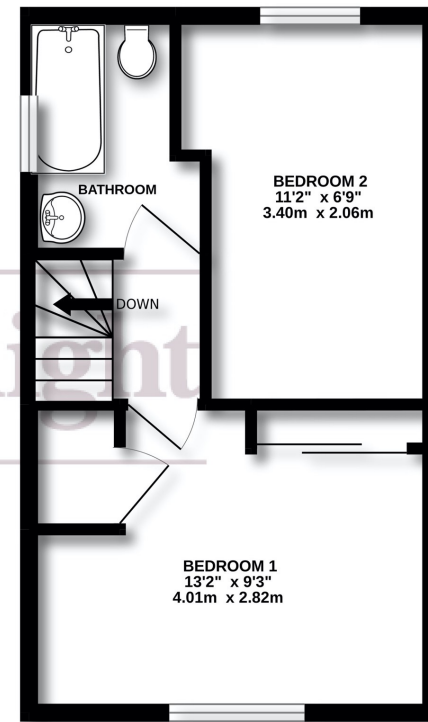
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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