



44 Ockley Brook
Didcot, Oxfordshire, OX11 7DP



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GUIDE £250,000 FREEHOLD

Situated off a no through road on the ever-popular Ladygrove Estate is this nicely presented one bedroom property offered for sale with no onward chain.



The property comprises; entrance porch with outside storage cupboard, living room with patio doors leading out onto the enclosed rear garden, kitchen which includes all white goods, store cupboard and dining room with stairs leading up to the first floor.

The first floor offers a good size master bedroom with fitted wardrobes, a storage cupboard and a family bathroom with a shower over the bath.

The westerly facing garden which is not immediately overlooked is laid mainly to lawn with a patio area, bark bed borders to one side and to the rear and includes a large metal shed.

The car park to the front is block paved and provides parking for one car. Full gas central heating (boiler is five years old) and double glazing throughout.

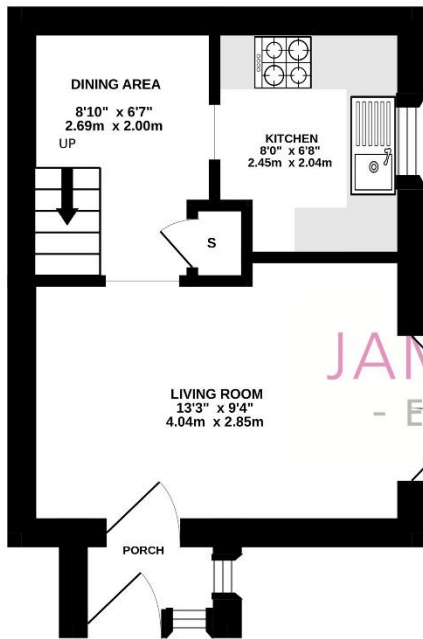


The property offers good access for local primary and secondary schools and is also within easy reach of the Orchard Centre, Didcot Railway Station and A34 motorways.

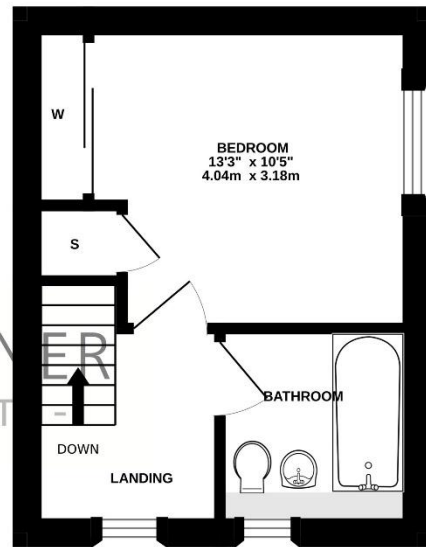
The Ladygrove development is ideal for families with Ladygrove Park Primary and All Saints Primary Schools both being highly regarded. Access to the mainline train station which is walking distance provides excellent commuter links to Reading and Oxford and London Paddington within 40 mins.



GROUND FLOOR
247 sq.ft. (22.9 sq.m.) approx.



1ST FLOOR
231 sq.ft. (21.4 sq.m.) approx.



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TOTAL FLOOR AREA: 477 sq.ft. (44.3 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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