



sales | lettings | new homes | conveyancing | mortgages

1 SWARBOURNE CLOSE, DIDCOT, OXFORDSHIRE, OX11 7UL



- Chain free
- Desirable location
- Garage plus parking
- Two double bedrooms
- Half a mile from Didcot train station
- Reputable schools nearby

Asking Price £325,000 (Freehold)

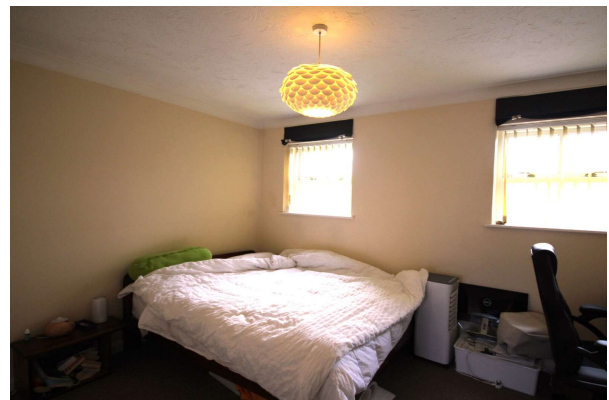
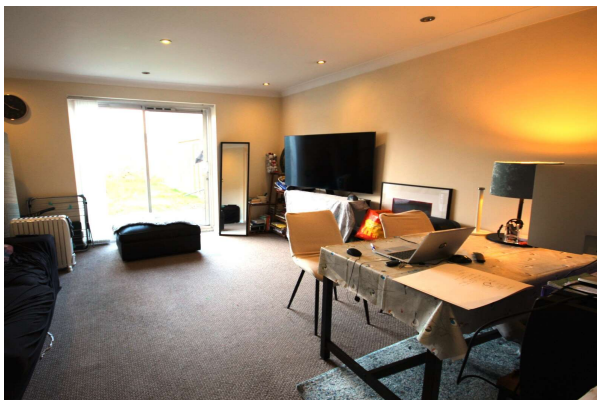
FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE ABINGDON BRANCH ON 01235 526907



davistate.com

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

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PROPERTY DESCRIPTION

ATTN FIRST TIME BUYERS & INVESTORS This two double bedroom semi detached house with a garage and driveway parking is on sought after Ladygrove in Didcot, just 0.5 miles from the train station and town centre. We estimate the house would rent for £1,300 a month. EPC: D

LOCAL INFORMATION

Didcot is a town with a full selection of amenities, including a mainline railway station that offers direct access to London Paddington (45 minutes) Reading (12 minutes) and Oxford (10 minutes). The town itself caters for most needs and requirements. There is ample schooling at both Primary and Secondary levels. for further information visit www.didcot.gov.uk

ACCOMMODATION

Hallway leading to WC, kitchen and rear aspect sitting room with patio doors out to the garden. Upstairs comprises of two bedrooms and a bathroom.

OUTSIDE SPACE

To the front of the property there is a front garden, off road parking and garage. To the rear is a garden laid mainly to lawn.

LOCAL AUTHORITY and SERVICES

Mains Water and Electric. South Oxfordshire District Council. Council Tax Band C £1758.36. EPC Rating D.



CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

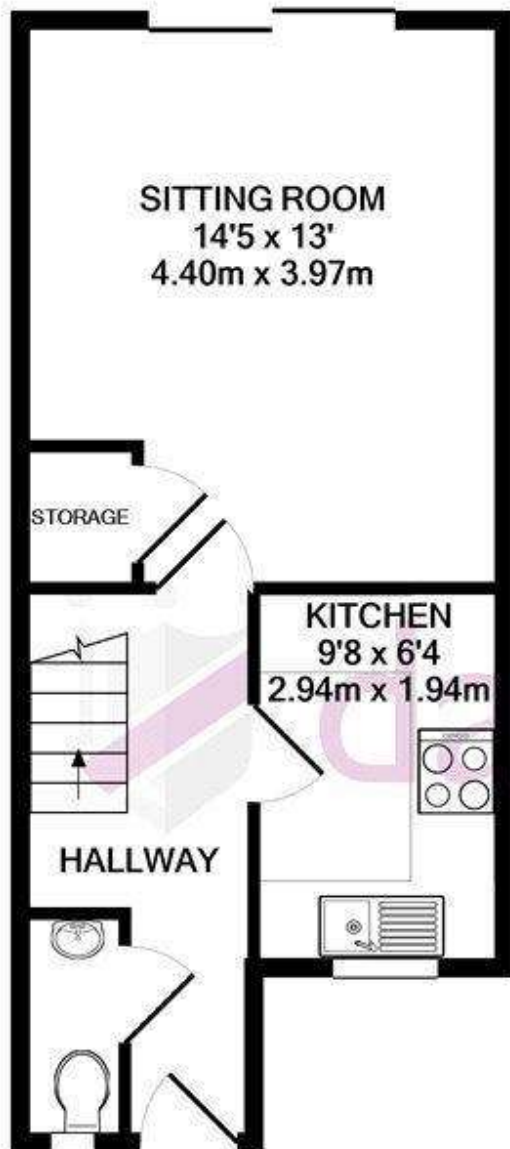
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

BUYERS INFORMATION

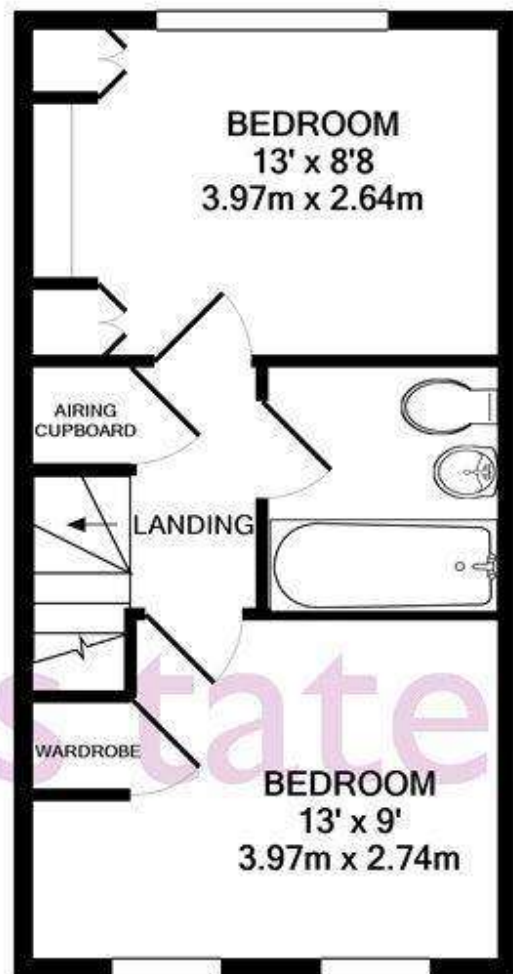
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.



GROUND FLOOR
APPROX. FLOOR
AREA 323 SQ.FT.
(30.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 296 SQ.FT.
(27.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 619 SQ.FT. (57.5 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only
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