



Grasmoor, Didcot, Oxfordshire, OX11 9RU

 **Hodsons**  
...your move, our passion  
Sales | Lettings







## Grasmoor, Didcot.

An immaculately presented two bedroom ground floor flat situated in Grasmoor on the Nobel Park development. The property was completed in December 2004.

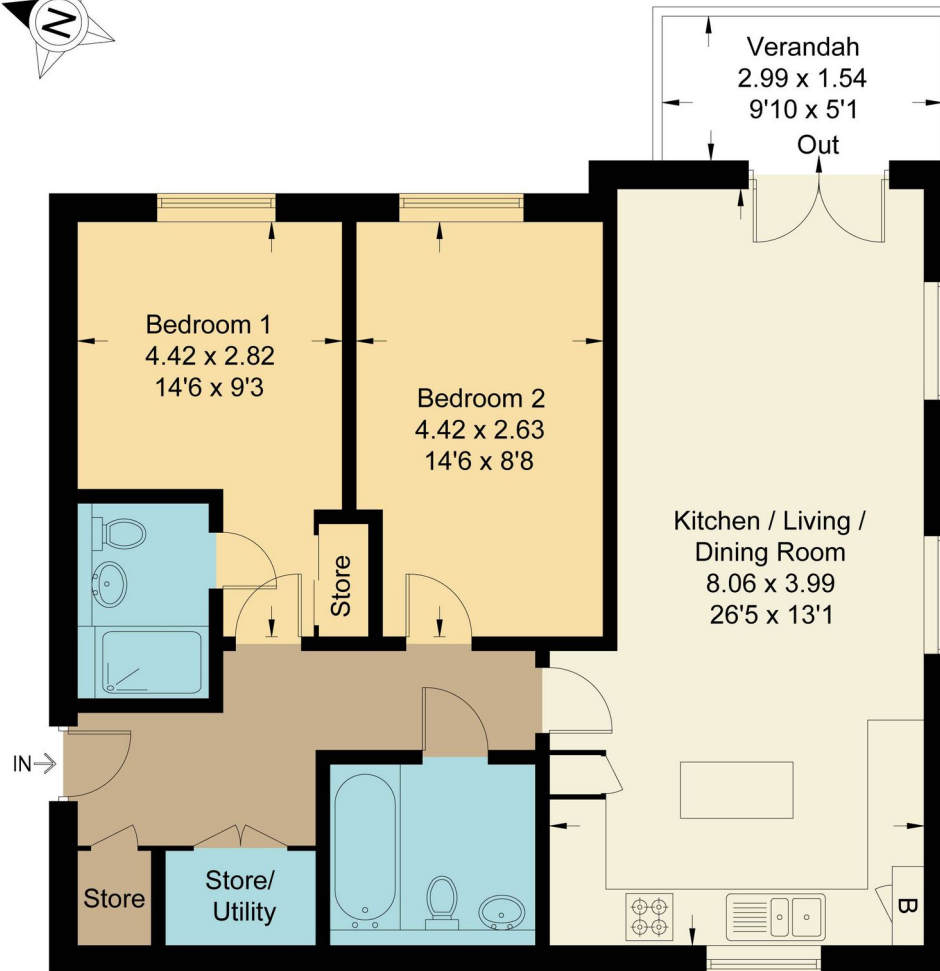
With a welcoming entrance hall with a useful utility cupboard and further storage cupboard the main bedroom is a comfortable double with en-suite shower room and fitted wardrobes, there is a second double bedroom and the modern bathroom has a white suite with shower over the bath. The open plan kitchen/dining/living area offers ample storage in the kitchen with integrated appliances and an island, the comfortable lounge/dining area has French doors leading onto the private patio area where the current vendors has pots and planters. There are two allocated parking spaces with an EV charging point in the carpark and ample visitors parking available.

Nobel Park is situated on the edge of Didcot and offering excellent links to beautiful country walks and with a bus service through the development taking you to Didcot Train Station and the town centre. You are within walking distance of the amenities on the Ladygrove Development including The Ladygrove Pub, takeaway and Co-Op.



- Two bedroom ground floor flat on Grasmoor, Didcot. Completed in December 2024.
- Welcoming entrance with large utility cupboard and further storage cupboard.
- Modern kitchen with island, integrated appliances and ample storage.
- Open plan kitchen/dining/lounge with French doors leading out onto the enclosed patio area.
- Comfortable main bedroom with en-suite shower room.
- Two allocated parking spaces with charging point and ample visitors parking.

2		bedrooms	Council Tax Band:	C
1		receptions	Tenure:	Leasehold
2		bathrooms	EPC Rating:	B



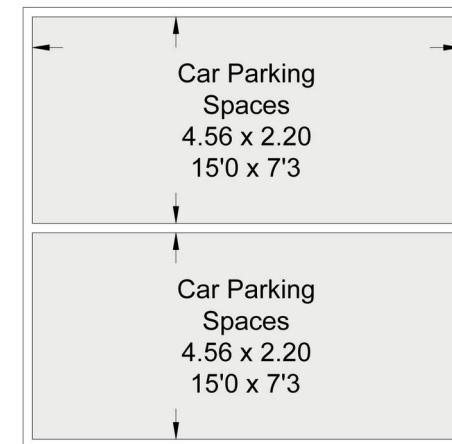
**Ground Floor**

Not to scale, for illustration and layout purposes only.  
© Mortimer Photography. Produced for Hodsons.  
Unauthorised reproduction prohibited

## Grasmoor, OX11

Approximate Gross Internal Area = 70.70 sq m / 761 sq ft

For identification only - Not to scale



(Not Shown In Actual  
Location / Orientation)

220 Broadway, Didcot, Oxon,  
OX11 8RS

T: 01235 511406  
E: [didcot@hodsons.co.uk](mailto:didcot@hodsons.co.uk)

[www.hodsons.co.uk](http://www.hodsons.co.uk)

 **Hodsons**  
...your move, our passion  
**Sales | Lettings**