



Teescroft, Didcot, Oxfordshire. OX11 7RP



# Teescroft, Didcot.

Tucked away in a highly sought after cul de sac on the popular Ladygrove development, this attractive two bedroom home offers a wonderful opportunity for first time buyers, downsizers, and investors alike. The property enjoys a peaceful setting while remaining conveniently close to local amenities, schools, and excellent transport links.

Upon entering, you are welcomed by a bright entrance hall with a useful cloakroom and a modern composite front door. The spacious rear aspect living room extends to over 13ft and features practical understairs storage along with sliding doors that open into a generous conservatory. The front aspect kitchen is fully fitted and enjoys a pleasant outlook over greenery, with a cupboard housing the modern gas boiler. Upstairs, the home offers two well proportioned bedrooms, each providing comfortable and flexible accommodation. Bedroom features include twin windows and an over stairs storage cupboard. A family bathroom completes the first floor. Externally, the property boasts a low maintenance, secluded west facing rear garden with access via a double glazed door into the partially converted garage. This conversion provides a useful utility room complete with an additional sink and electric heater, while the remaining garage space adds further practicality. To the front, the property benefits from driveway parking.

Modern comforts include double glazing and gas radiator central heating. Ideally positioned within the Ladygrove and Stephen Freeman Primary School catchments and just 0.8 miles from Didcot Parkway Station, the home offers superb commuter convenience. Being sold with no onward chain, the property also presents excellent potential for single or double storey side extensions (subject to planning).



- Entrance hall with useful cloakroom with modern composite front door.
- Fully fitted front aspect kitchen looking onto greenery with cabinet housing modern gas boiler.
- Spacious 13ft rear aspect living room featuring useful understairs storage and sliding doors to the conservatory.
- Partially converted garage providing utility room with additional sink and electric heater.
- Modern comforts including double glazing and gas radiator central heating.

2		bedrooms	Council Tax Band:	C
1		receptions	Tenure:	Freehold
1		bathrooms	EPC Rating:	D

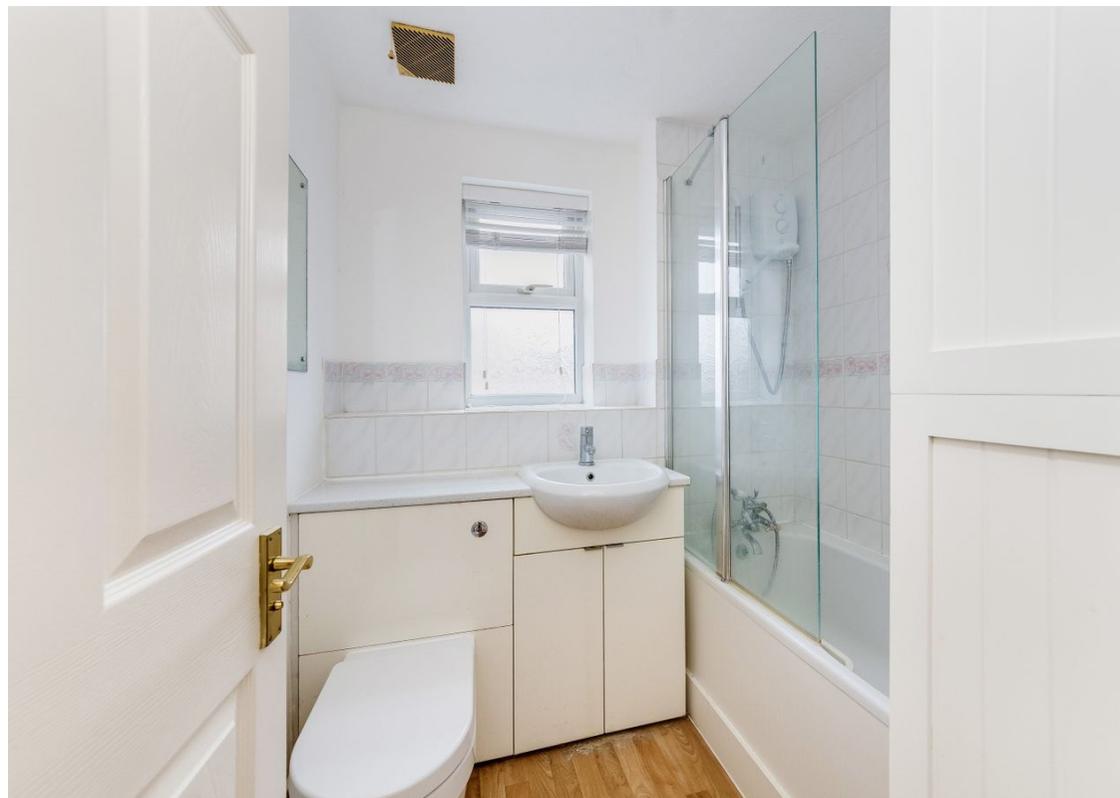


The spacious rear aspect living room extends to over 13ft and features practical understairs storage along with sliding doors that open into a generous conservatory.



Two well proportioned bedrooms, each providing comfortable and flexible accommodation.







Low maintenance, secluded west facing rear garden with access via a double glazed door into the partially converted garage.



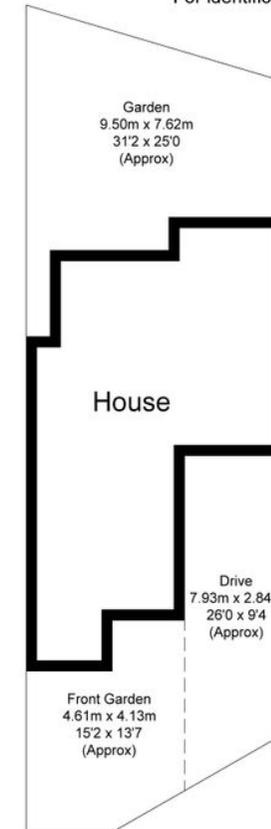
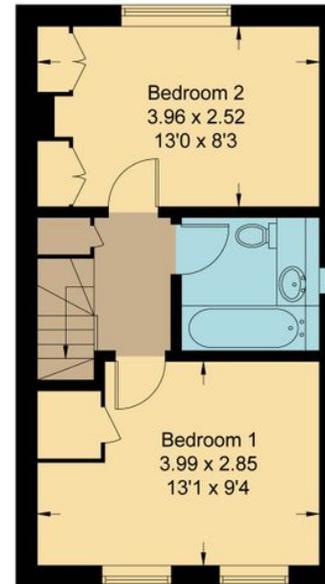
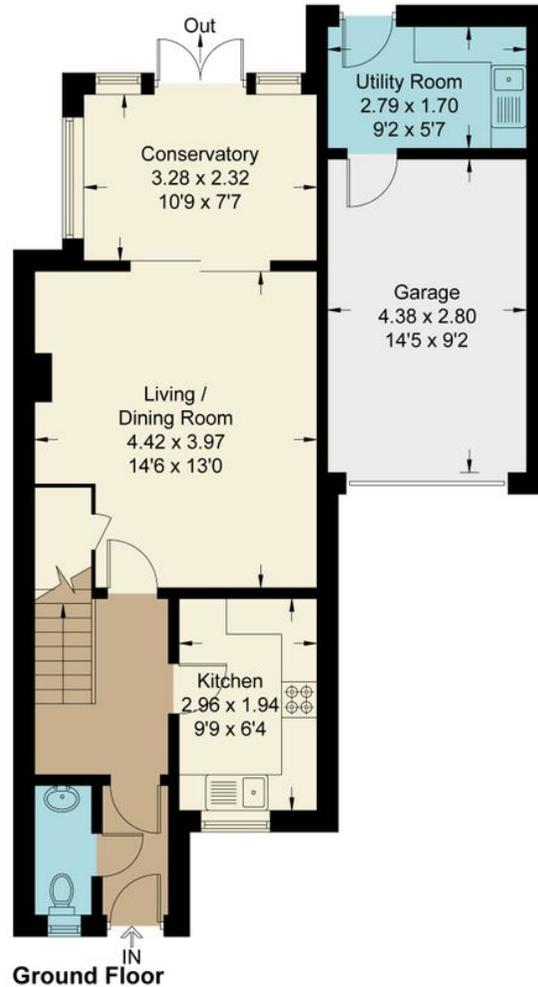
## Teescroft, OX11

Approximate Gross Internal Area = 75.50 sq m / 813 sq ft

Garage = 12.30 sq m / 132 sq ft

Total = 87.80 sq m / 945 sq ft

For identification only - Not to scale



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