



Mereland Road, Didcot, OX11 8AT

Offers In Excess Of £340,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

With ample driveway parking and a garage/workshop is this three bedroom semi-detached house with kitchen-breakfast room. The property comprises a good size entrance hall, lounge, kitchen/breakfast room with utility cupboard, and cloakroom. On the first floor there is a bathroom and three generous bedrooms.

To the front and side of the property there is ample driveway parking. Finally, to the rear; there is a garden and garage. Viewings are recommended.

Some material information to note:

Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode, with the possible exception of EE. The government portal highlights this as a high risk road/area for surface water flooding. Land registry suggests the property is at low risk of flooding. We are not aware of any planning permissions in place which would negatively affect the property. A covenant states the property cannot be used for trade or business use. Details of any further covenants or easements are available on request from the estate agent.





Key Features

- Three bedroom semi-detached house
- Ample driveway parking and garage/workshop
- Cloakroom
- Kitchen/breakfast room
- EPC Rating: tbc

The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 called the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington from Didcot Parkway (approx. 40 minutes).

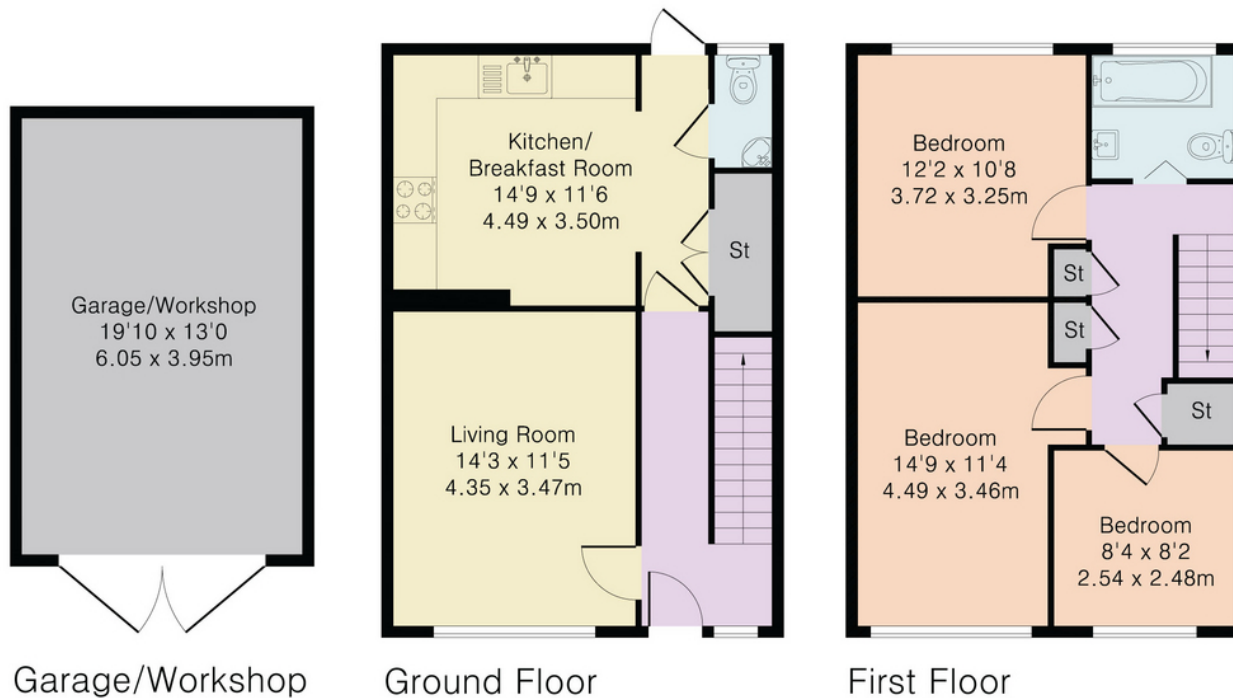


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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 1142 sq ft – 106 sq m
Ground Floor Area 440 sq ft – 41 sq m
First Floor Area 445 sq ft – 41 sq m
Garage/Workshop Area 257 sq ft – 24 sq m



Garage/Workshop

Ground Floor

First Floor

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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