



Meadow Way, Didcot, OX11 0AX

£375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

With significant potential to extend is this three bedroom semi-detached house situated in this quiet highly desirable corner of the town.

The property comprises of entrance hall, large sitting room with access through to an open-plan kitchen/dining room, which in turn leads out to the large rear garden. On the first floor there is a family bathroom and three good size bedrooms. To the rear of the property there is a large garden with garage, whilst to the front there is driveway parking. For the potential garden size and location to be fully appreciated; viewings are highly recommended.

Some material information to note:

The property is of a brick and tile construction.

This property is connected to mains electricity, gas, water and drainage.

Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property (checker.ofcom.org.uk)

Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. (checker.ofcom.org.uk)

According GOV.UK Flood Risk, this property has a very low flood risk.

For further information from the Register of Title, then please get in touch.





Key Features

- Open-plan kitchen/dining room across the rear with access out to the garden
- Driveway parking to the front and side with the opportunity to expand to the front
- Within a short walking distance of countryside walks
- Gas central heating and double glazed windows
- Located on the quiet avenue of Meadow Way

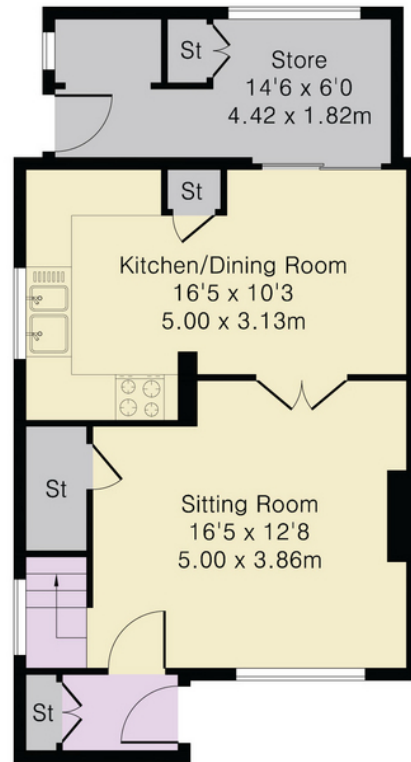
The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that opened in 2005, named 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, approx. 40 minutes.

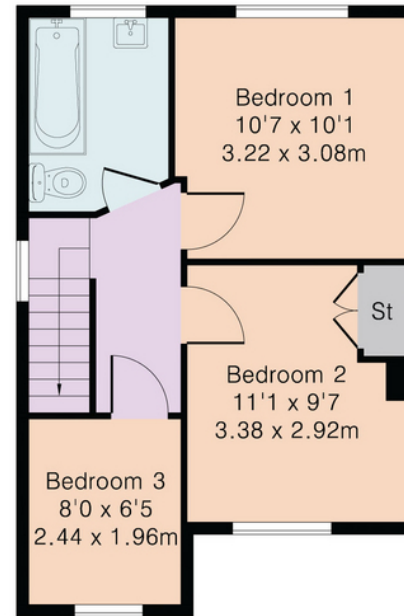
Approximate Gross Internal Area 984 sq ft – 91 sq m
 Ground Floor Area 470 sq ft – 44 sq m
 First Floor Area 380 sq ft – 35 sq m
 Garage Area 134 sq ft – 12 sq m



Garage



Ground Floor



First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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.

Didcot Office
 103 Broadway, Didcot
 Oxfordshire, OX11 8AL

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

