



Church Street, Didcot, OX11 8DG

Offers In Excess Of £300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A very well presented and larger than average two double bedroom terraced property with good size garden, garage and modern re-fitted kitchen breakfast room.

Offered for sale with no onward chain on a quiet one way street close to the town centre, this well maintained property comprises accommodation of entrance porch, entrance hall, cloakroom, modern kitchen/breakfast room with integrated appliances, lounge and conservatory. On the first floor there is a bathroom and two double bedrooms with fitted wardrobes.

To the rear of the property there is a larger than average garden with patio and rear access to a parking area. Finally; there is a garage with light and power, which is accessible from the garden. For the size, garden and convenience of the location to be fully appreciated; the property must be viewed.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains (the downstairs toilet is a macerator). The property has allocated parking behind the house in a parking area to the rear, and a garage. The property is in the Northbourne Conservation area. 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 restricted/no date with Three network. The government portal highlights this as a very low risk/unlikely area for surface water flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



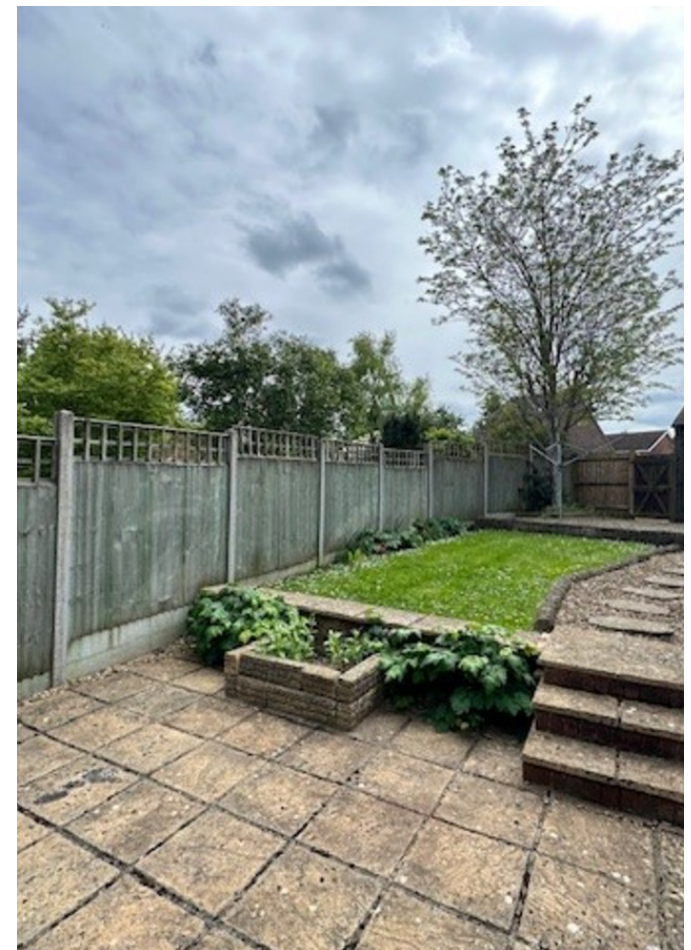


Key Features

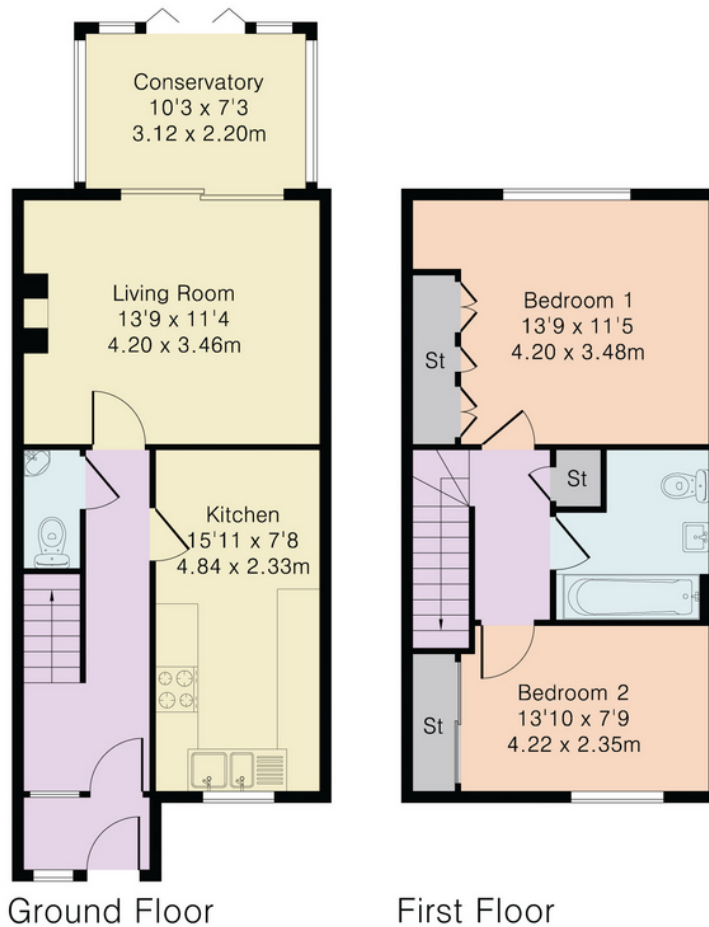
- Convenient location on a one way street close to the town centre
- Two double bedrooms with fitted wardrobes
- Modern refitted kitchen/breakfast room
- Offered for sale with no onward chain
- Garage and parking
- Good size garden
- EPC Rating: tbc
- Council Tax Band: C

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 and there is also an excellent mainline train service into London Paddington approx. 45 minutes.



Approximate Gross Internal Area 858 sq ft – 80 sq m
Ground Floor Area 479 sq ft – 45 sq m
First Floor Area 379 sq ft – 35 sq m



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.

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