



Lynmouth Road, Didcot, OX11 8PW
£350,000 Freehold

THOMAS
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SALES LETTINGS



The Property

A well presented three bedroom semi-detached family home situated in one of the more established parts of the town.

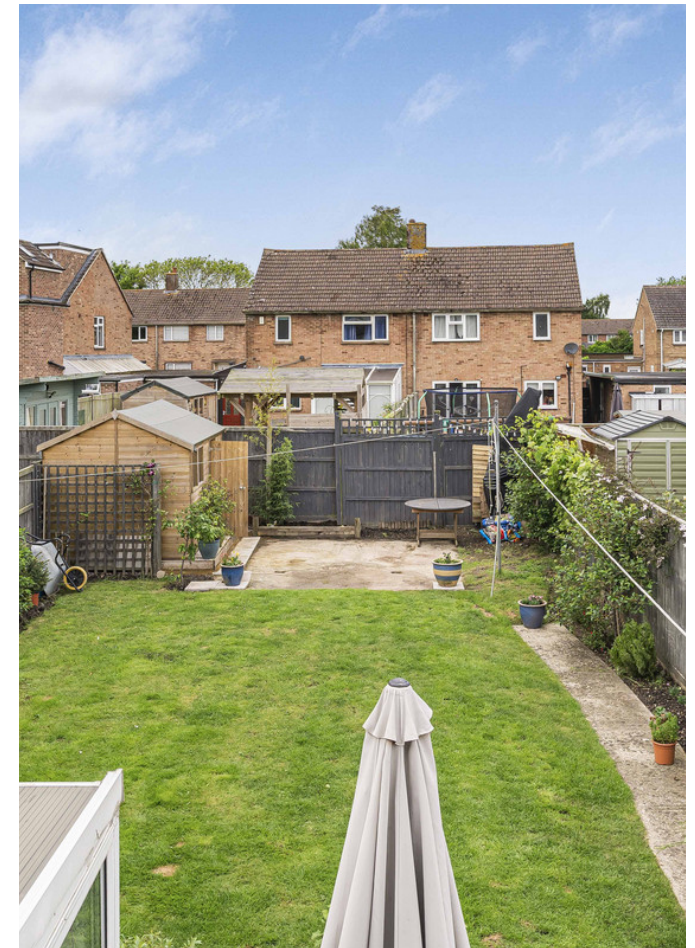
The property comprises of entrance hall, open plan living dining room, large conservatory and a kitchen which leads through into a good sized utility room and large storage cupboard. On the first floor there are three bedrooms and a family bathroom.

Other benefits include a dropped kerb with parking to the front for three vehicles, a large rear garden with new shed, gas fired central heating system and UPVC double glazed windows. For the size and location to be fully appreciated this house must be viewed.

Material information:

The property is of a non-standard laing easiform construction. It is connected to mains gas, electric, water and drainage. According to Ofcom checker superfast and ultrafast broadband is available at the property. According to Ofcom checker there is a good service on EE & Vodafone with limited data on Three & 02. According to GOV.UK the property is subject to low flood risk. For any further information relating to the register of title on the property then please contact the office.





Key Features

- Three bedroom semi-detached family home
- Open plan living/dining room
- Conservatory
- Utility room with storage room
- Large rear garden
- Off street parking for three vehicles
- Gas fired central heating

The Location

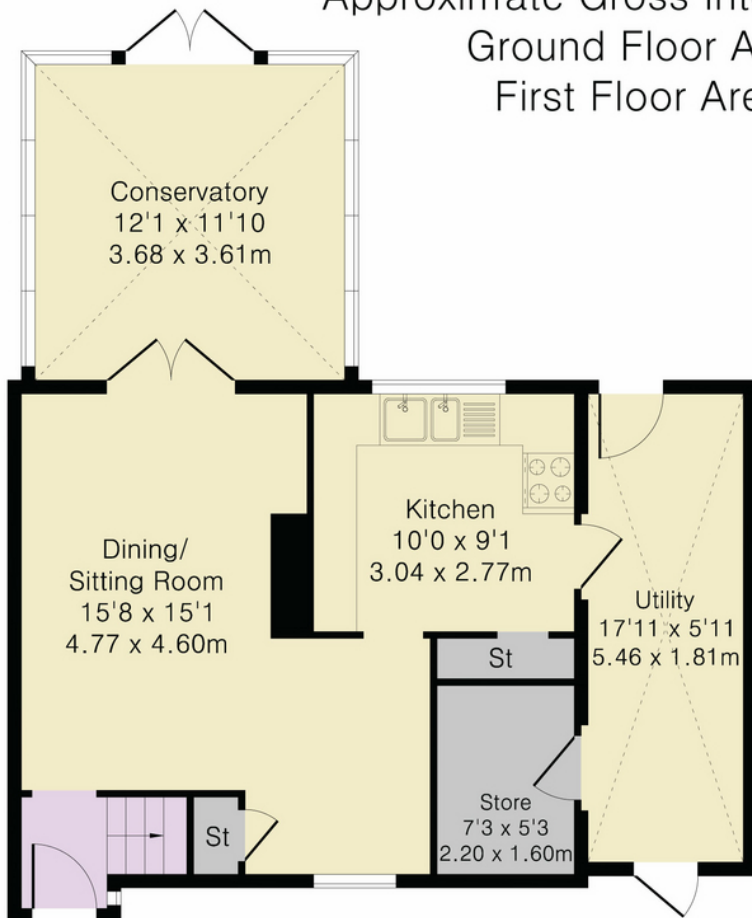
Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in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

Thomas Merrifield and their clients give notice that:

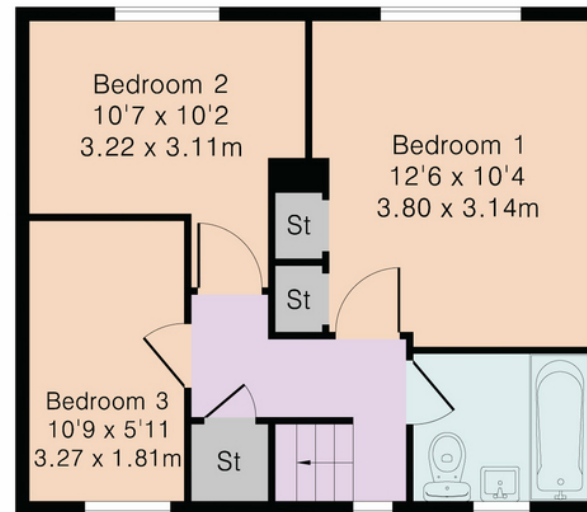
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.

Approximate Gross Internal Area 1052 sq ft – 98 sq m
Ground Floor Area 658 sq ft – 61 sq m
First Floor Area 394 sq ft – 37 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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