



Hagbourne Road, Didcot, OX11 8DP

£319,950 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A brand new stylish two double bedroom end terrace house with two parking spaces located on this impressive new development which offers exceptionally convenient access to the town centre and train station.

Benefiting from a 10 year builders warranty; the property comprises entrance hall, cloakroom, lounge diner, a high specification bathroom, and two bedrooms. To the rear of the property there is a patio and soon to be lawned and enclosed garden. The property offers solar panels and gas central heating.

Early viewings are highly recommended.

Some material information to note: Brick & tile freehold house. Solar panels and gas central heating. Mains water, mains electrics, mains drains. The property has a shared driveway leading to allocated parking. As a new build home the property will have a ICW 10 year build warranty. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability and data voice calls could be compromised with some major providers. The government portal generally highlights this as an unlikely/low risk address for flooding. All 6 units will be required to contribute one sixth of the costs of upkeep of the shared driveway. We are not aware of any planning permissions in place which would negatively affect the property. Details of any restrictive covenants are available on request from the estate agent.





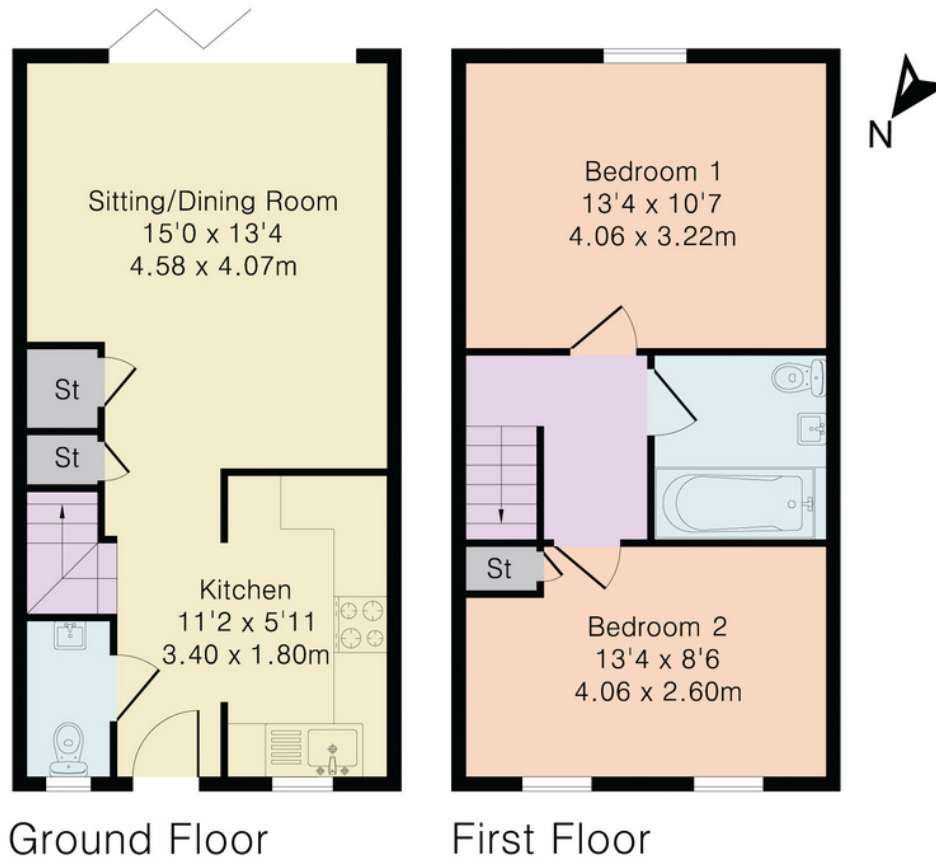
## Key Features

- Brand new two bedroom end of terrace house
- Two tandem parking spaces
- 10 Year Build Warranty
- Forming part of a small development close to the town centre amenities
- Within walking distance of Didcot Parkway mainline station
- High specification bathroom
- The property has gas central heating and solar panels

## The Location

The town of 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).

Approximate Gross Internal Area 706 sq ft – 66 sq m  
Ground Floor Area 353 sq ft – 33 sq m  
First Floor Area 353 sq ft – 33 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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