



Penpont Water, Didcot, OX11 7LR

Offers Over £265,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A smartly presented two bedroom terrace house, one of just eight properties in a courtyard setting comprises, kitchen, lounge/diner with access to a larger than average South/West facing rear garden. On the first floor there are two double bedrooms with fitted wardrobes in bedroom one and family bathroom.

Other benefits include allocated parking for two vehicles, plus gas central heating and UPVC double glazed windows.

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 medium flood risk.

Information relating to Easements, Boundaries, Restrictions & Rights are awaited.





Key Features

- No onward chain
- Desirable location
- UPVC double glazing
- South/West facing garden
- Allocated parking
- Close to amenities and Didcot Parkway
- Double bedrooms
- EPC Rating: D
- Council Tax Band: C

The Location

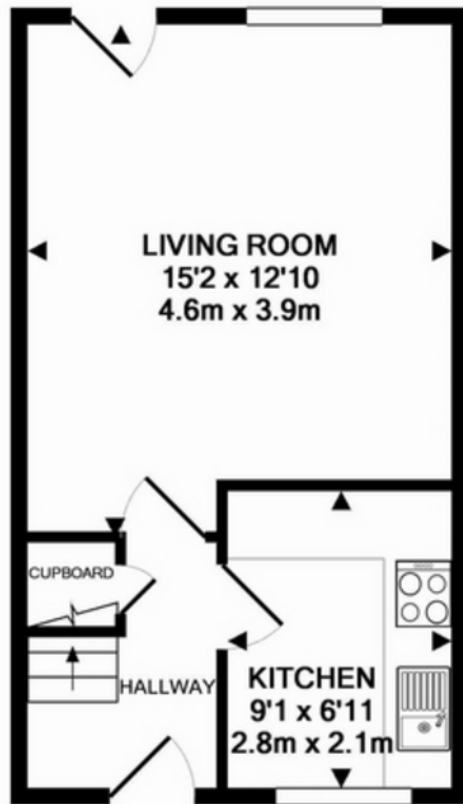
Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that opened in 2005, named the Orchard Centre, with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40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



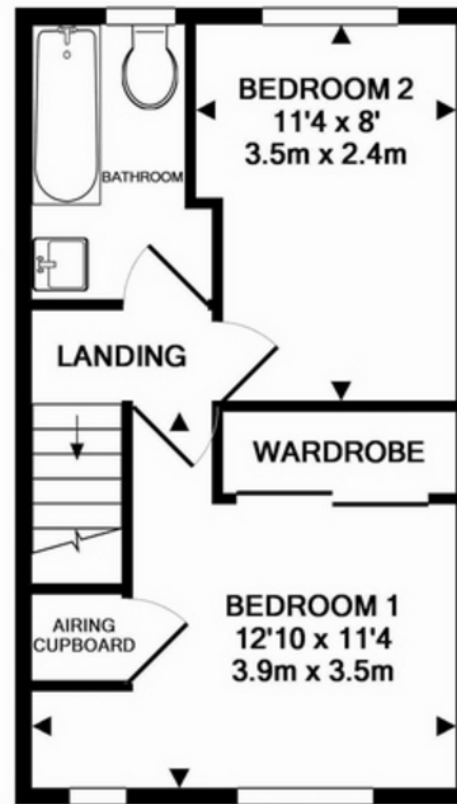
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GROUND FLOOR
APPROX. FLOOR
AREA 291 SQ.FT.
(27.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 291 SQ.FT.
(27.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 583 SQ.FT. (54.1 SQ.M.)

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