



2 Portway, Didcot, OX11 0BE

£429,500 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A rare opportunity to purchase a well-maintained detached bungalow set in a large and particularly private corner plot, benefitting from a substantial garage workshop and a very large integral utility room/store offering space to enlarge the accommodation without the need to extend.

This beautifully presented property has the advantage of gas central heating and UPVC double glazing and is offered for sale with no onward chain.

Portway is a popular location on the south-west side of the established part of the town and is made up of a variety of bungalows and houses of varying designs, dating from the 1960's.

Local amenities include a parade of shops close by at Cockcroft Road, whilst the centre of town, Didcot Parkway and the Orchard Centre are less than 1.5 miles away.

The property is connected to mains gas, electricity, water and drainage. Broadband - according to Ofcom, Standard to Ultrafast Broadband are available ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). Mobile Coverage - according to Ofcom, there is fair coverage ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)) According GOV.UK Flood Risk, this property has a very low risk of flooding.





## Key Features

- Two bedrooms
- Double aspect sitting room with fireplace
- Gas central heating
- Double glazed UPVC windows
- Large garage/workshop
- Utility/store room
- Beautifully maintained corner gardens
- Two large driveways to front and side
- Council Tax Band: C

## The Location

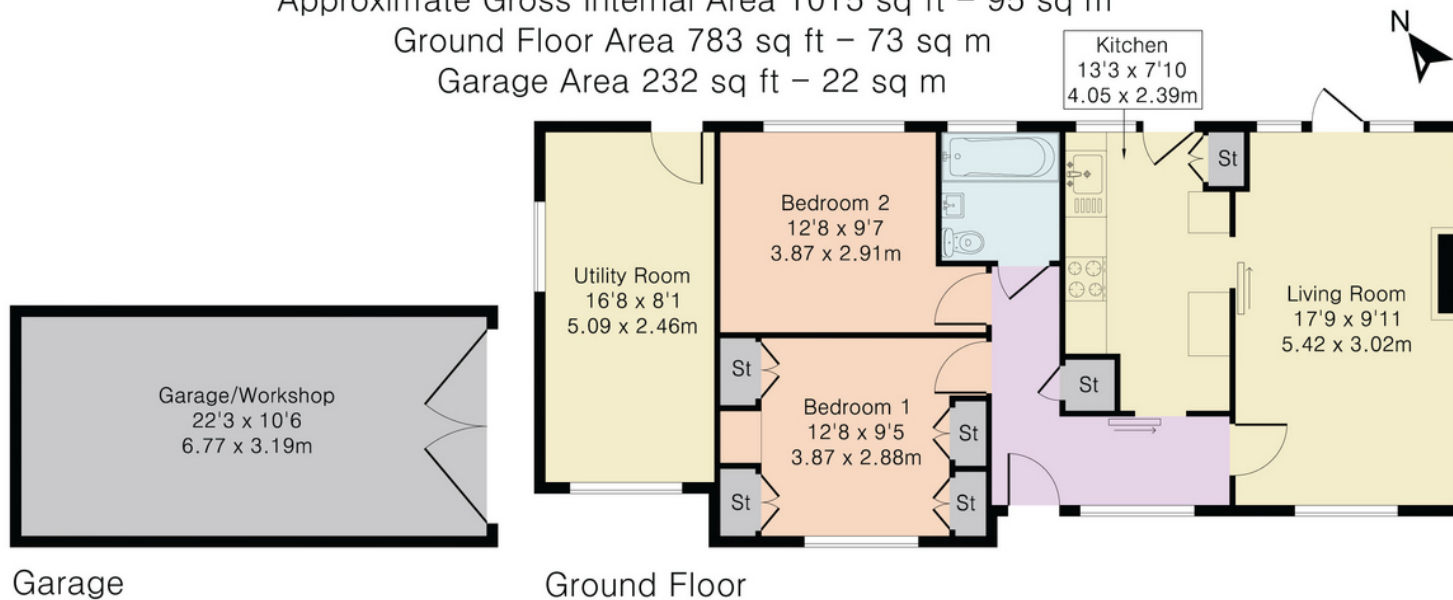
Didcot offers comprehensive leisure and sporting facilities for all ages, shopping complex with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent 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 1015 sq ft – 95 sq m  
Ground Floor Area 783 sq ft – 73 sq m  
Garage Area 232 sq ft – 22 sq m



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