



Abingdon Road, Didcot, OX11 9BP

Offers In Excess Of £250,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A two double bedroom end terrace character cottage dating back to the early 1900's offered for sale with allocated parking and no onward chain.

The property comprises entrance hall, lounge, kitchen, conservatory, two double bedrooms and bathroom. At the back there is a good size garden with rear access to the parking area. This character home is offered for sale with no onward chain and has gas central heating.

Some material information to note: Gas central heating. Mains electrics. Sceptic tank. The property has allocated parking at the rear. Ofcom checker indicates standard to superfast broadband is available, with the possible exception of ultrafast. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. We would note the property did flood in the last 12 months; all be it to a comparatively minor degree. Buyers are advised to mention this to their mortgage advisor before submitting an offer or mortgage application. The government portal generally highlights this as a medium risk surface water flooding area. 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

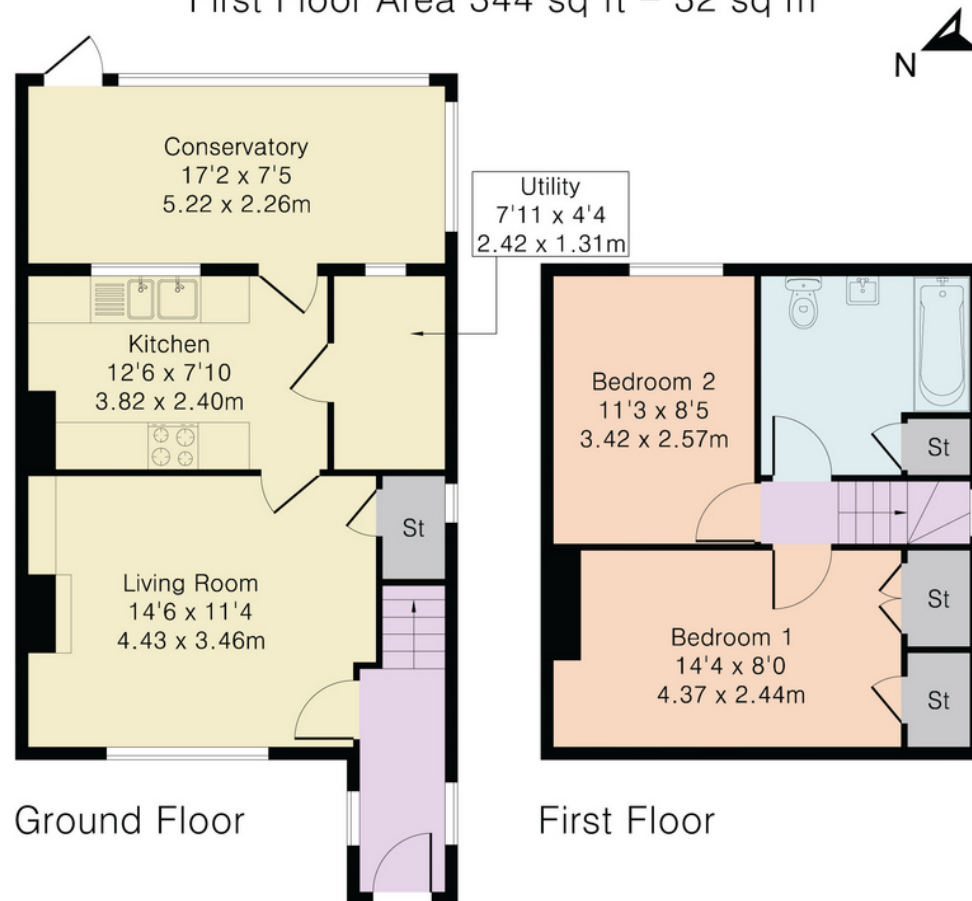
- • Two double bedrooms
- • End terrace.
- • No onward chain.
- • Allocated parking.
- • Character property.

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 848 sq ft – 79 sq m
Ground Floor Area 504 sq ft – 47 sq m
First Floor Area 344 sq ft – 32 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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