



Newlands Avenue, Didcot, OX11 8QA

£389,500 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A good sized three bedroom semi-detached house enjoying a corner position offering significant scope for enlargement, if desired in this popular and convenient road close to the centre of town.

The property has the advantage of double glazed replacement windows, gas central heating and a large open-plan kitchen/dining room. In addition there is a small conservatory, garage, workshop/utility room and a good sized garden with sunny aspect.

The property is offered for sale with vacant possession

Newlands Avenue is made up of a variety of principally semi-detached houses set in good sized gardens and is located just a few hundred meters away from Edmonds park and the Didcot wave indoor swimming pool. Central Didcot, including the Orchard centre are within half a mile, as is Didcot Parkway mainline station.

MATERIAL INFORMATION:

Mains electricity, gas water and drainage is connected.

Broadband - according to Ofcom Ultrafast and Fast

Broadband are available (checker.ofcom.org.uk) Mobile

Coverage - according to Ofcom there is good coverage

(checker.ofcom.org.uk) at this postcode. The government portal generally highlights this as very low risk address for flooding.

Under Section 21 of The Estate Agents Act we are required to disclose that the Seller is an employee of Thomas Merrifield.





Key Features

- Three bedrooms
- Open plan kitchen/dining room
- Bay fronted sitting room
- Conservatory
- Large garden
- Workshop/utility
- Garage
- Gas central heating and double-glazing
- EPC Rating: C

The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a large shopping centre named the Orchard Centre with cinema, Cornerstone arts 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.



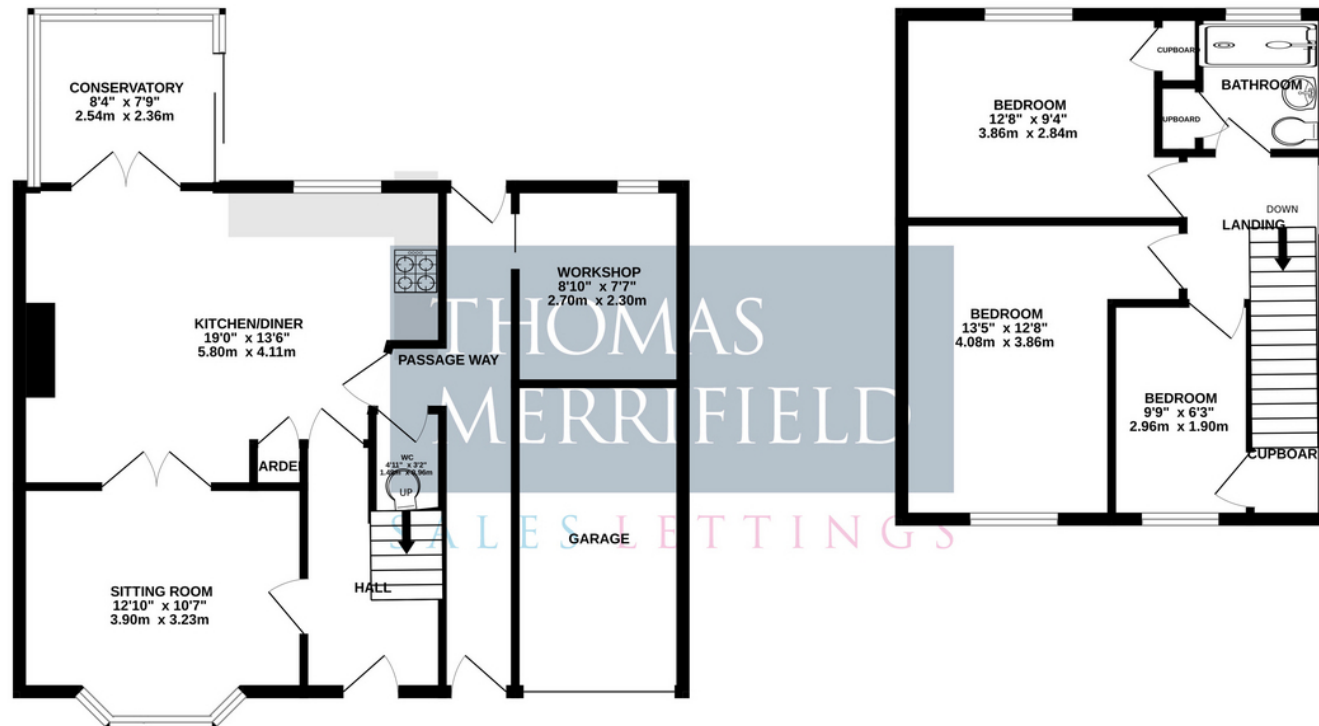
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TOTAL FLOOR AREA : 1177 sq.ft. (109.3 sq.m.) approx.
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