



Queensway, Didcot, OX11 8LZ

£340,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

This spacious three-bedroom, three-reception room, semi-detached home boasts a spacious wrap around garden and is offered for sale with no onward chain.

Occupying a corner plot in a well-established part of town, the property comprises accommodation of entrance hall, shower room, a spacious lounge with added dining room and kitchen with access onto a rear conservatory. On the first floor there are three well-proportioned bedrooms. Other benefits include a converted garage into an annexe space with en-suite shower room, ample driveway parking and huge potential for further modernisation and extension, subject to relevant planning permission.

Some material information to note:

Property is of a brick built construction. The property is connected to mains gas, electric, water and drainage. According to Ofcom basic and superfast broadband is available ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to Ofcom there is good service on a range of phone providers. ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to GOV.UK there is no flood risk. Further information regarding charges, covenants and boundaries can be provided on request.







## Key Features

- Potential for further modernisation and reconfiguration throughout
- Three well proportioned bedrooms
- Annexe
- Ample driveway parking
- Wrap around garden situated on a corner plot
- Open plan living/dining room

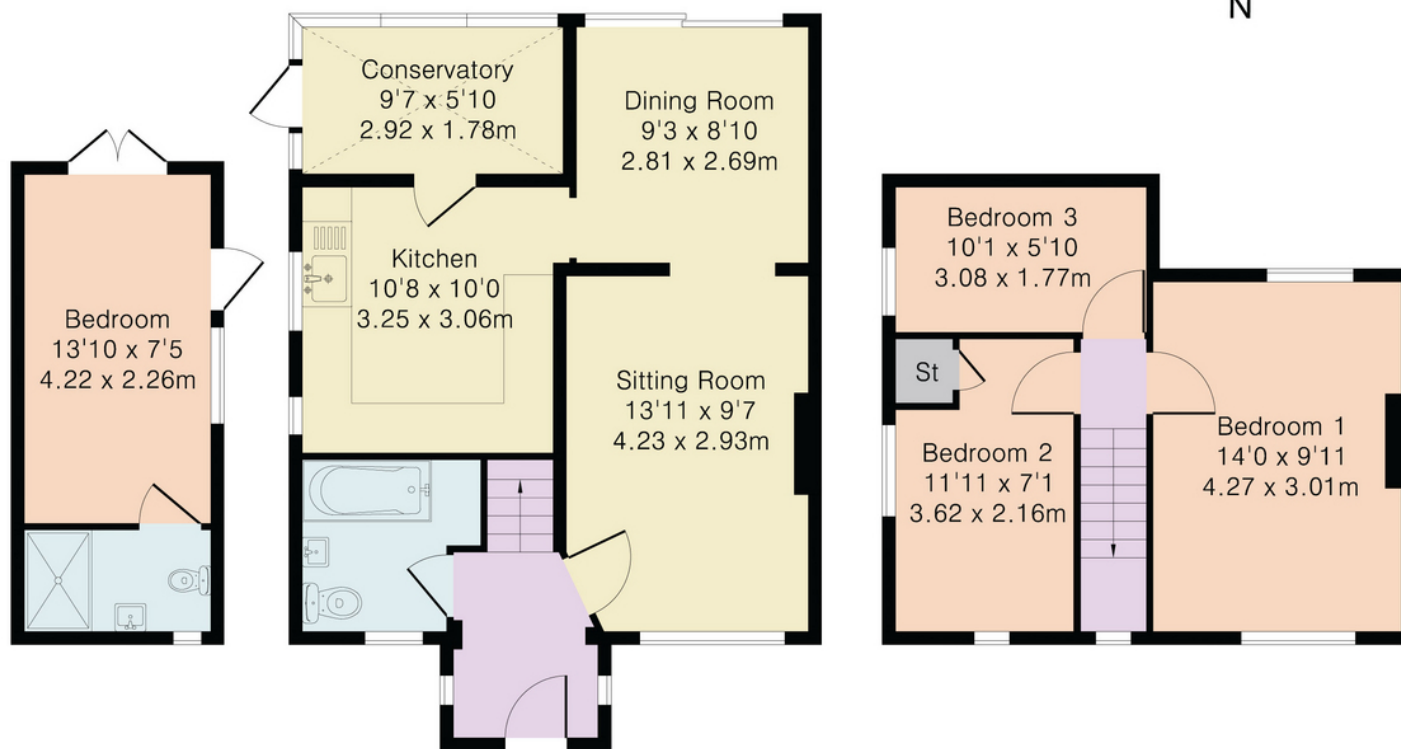
## The Location

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.





Approximate Gross Internal Area 958 sq ft – 88 sq m  
 Ground Floor Area 507 sq ft – 47 sq m  
 First Floor Area 317 sq ft – 29 sq m  
 Annex Area 134 sq ft – 12 sq m



Annex

Ground Floor

First Floor

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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