



Melton Drive, Didcot, OX11 7JP
£479,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A three/four bedroom semi-detached home with a separate 467sq ft annex located perfectly for convenient access to Didcot Parkway train station and the town centre.

The separate annex offers ideal multigenerational accommodation or a particularly beneficial Air B&B income. The main house comprises entrance porch, storage porch, entrance hall, cloakroom, family room which is currently used as a fourth bedroom, and kitchen-diner-family room. On the first floor there is a modern re-fitted bathroom and three generous bedrooms. The annex has its own heating system and comprises; kitchen, lounge-diner, bathroom and bedroom. There is a fair size garden with patio to the rear and ample driveway parking to the front. Other benefits include solar panels and air-conditioning. Viewings are recommended.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Ofcom checker indicates standard to ultrafast broadband is available. Ofcom checker indicates generally good mobile availability and data voice calls with the majority of major providers but could be compromised with some. The government portal generally highlights this as a low/unlikely area for flooding. 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

- Three/four bedroom semi-detached house
- Impressive 467sq ft one bedroom annex offering multi-generational living or possible Air B&B income.
- Excellent access for Didcot parkway and town centre amenities
- Driveway parking
- Kitchen/diner/lounge
- R=Family room, currently used as fourth bedroom
- Additional benefits include solar panels and air-conditioning

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).

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.

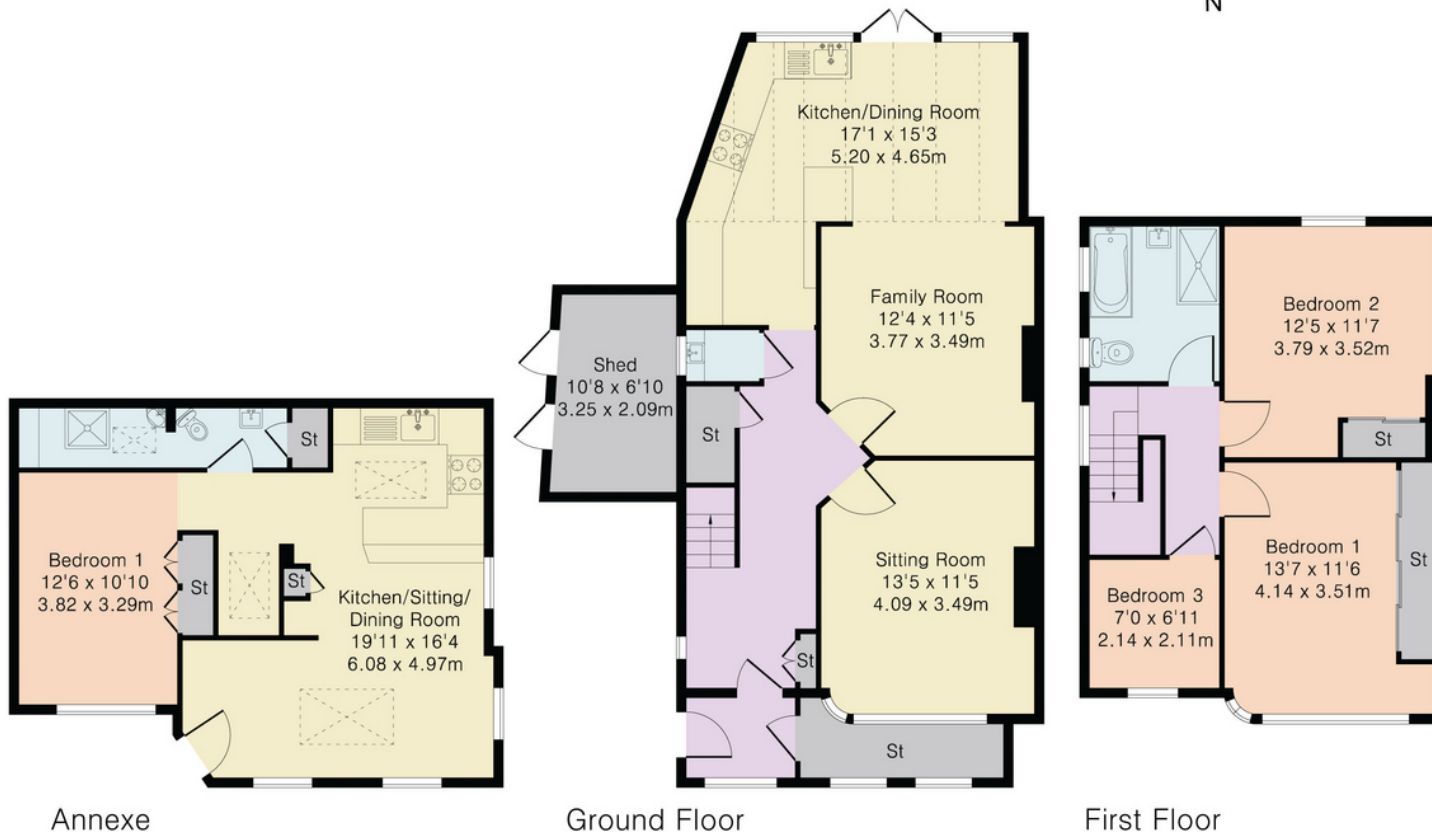
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 1741 sq ft – 161 sq m

Ground Floor Area 791 sq ft – 73 sq m

First Floor Area 483 sq ft – 45 sq m

Annexe Floor Area 467 sq ft – 43 sq m



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