



Green Road, Didcot, OX11 8SY

£339,950 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A three bedroom chalet style semi-detached property quietly situated in this popular location on the south side of Didcot.

The property has advantage of gas fired central heating, double glazed replacement windows and three good size bedrooms, two on the first floor and one on the ground floor. There is a mature good sized rear garden and a generous driveway.

Although the property has been well maintained in general terms, updating to the kitchen and other elements of the property would be considered beneficial.

Green Road is made up of a variety of well spaced out bungalows and houses are varying design. The road is conveniently placed for access to local schools and a parade of shops at Cockcroft Road just quarter of a mile away. Central Didcot and Didcot Parkway approximately 1 mile distant.

Material information:

The property is connected to mains gas, electric, water and drainage. According to ofcom standard to ultrafast broadband is available. According to ofcom there coverage of for EE, Vodafone, Three and O2. According to GOV.UK Flood risk, this property has a very low food risk. The property has a concrete sectional garage at the rear with a corrugated asbestos roof. A quotation for removal of this at a cost of £900 is available for inspection and is reflected in the asking price.



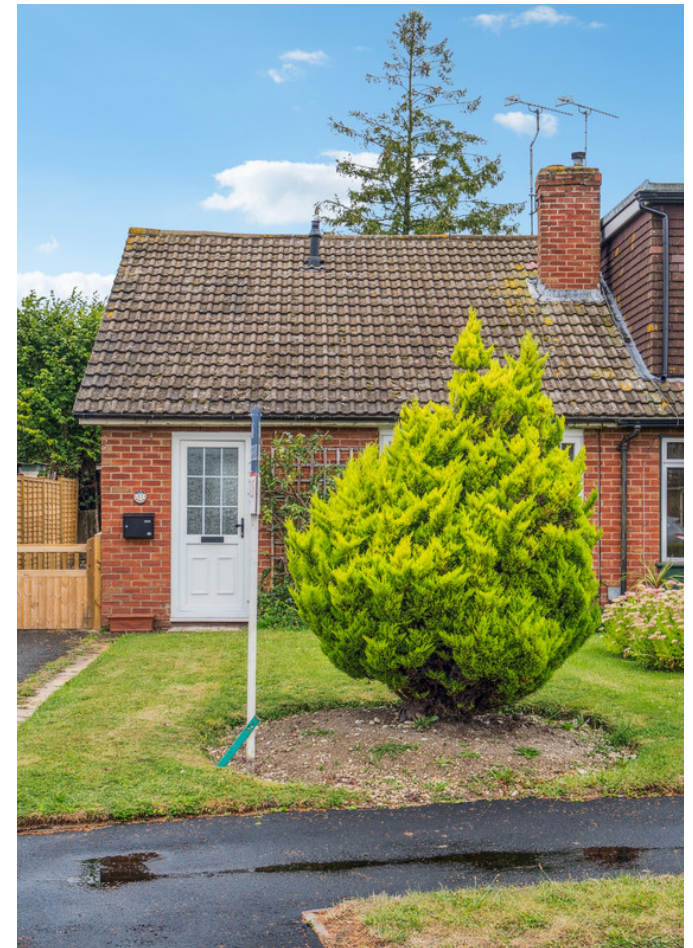


## Key Features

- 30ft living room.
- Refitted shower room.
- 3 double bedrooms.
- Double glazed UPVC windows.
- Gas fired central heating.
- Mature good sized gardens.
- Garage.
- Long driveway to front and side.

## The Location

The town of 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

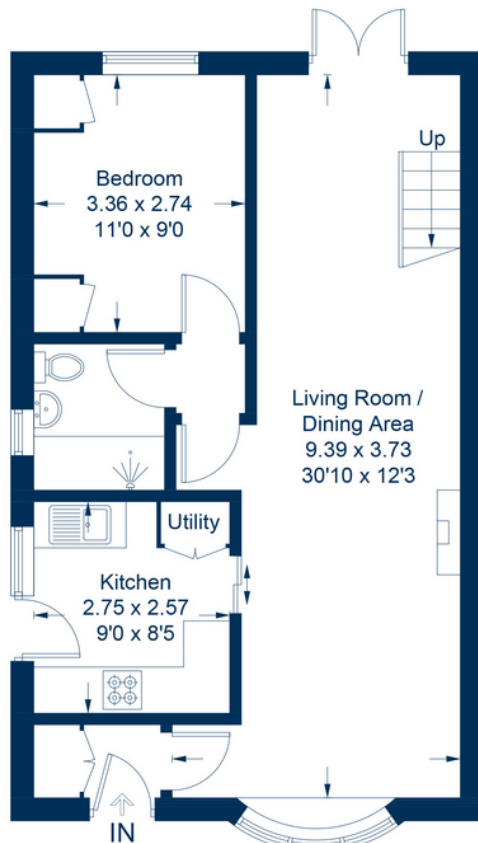


Thomas Merrifield and their clients give notice that:

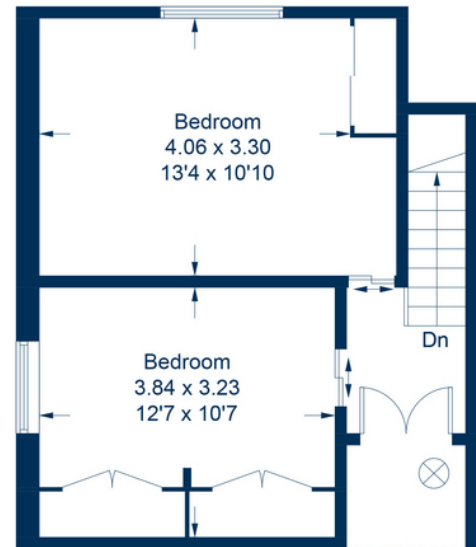
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.

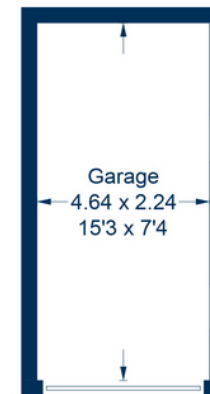
Approximate Gross Internal Area  
Ground Floor = 52.6 sq m / 566 sq ft  
First Floor = 34.0 sq m / 366 sq ft  
Garage = 10.5 sq m / 113 sq ft  
Total = 97.1 sq m / 1,045 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd

**Didcot Office**  
103 Broadway, Didcot  
Oxfordshire, OX11 8AL

T 01235 813 777

E [didcot@thomasmerrifield.co.uk](mailto:didcot@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
MERRIFIELD  
SALES LETTINGS