



Warner Crescent, Didcot, OX11 8JY

Offers Over £310,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A fully modernised and beautifully presented, extended two double bedroom home situated on this popular road within the older part of Didcot.

The property accommodation comprises of entrance hall, cloakroom, and living room/snug leading through to a beautifully presented and stylish open-plan kitchen/diner. On the first floor there are two double bedrooms and a family bathroom, which was re-fitted in 2018.

To the front of the property is a block paved driveway, which offers parking for two vehicles and to the rear is a private and enclosed garden with rear access. Other benefits include gas fired central heating, UPVC double glazed windows.

For the presentation, size and location to be fully appreciated this house must be viewed.

Some material information to note: Gas central heating. Mains water, electricity and drainage. The property has private driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The government portal highlights this as a very low risk/unlikely area for surface water 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

- Beautifully presented and modernised home.
- Two double bedrooms.
- Open plan kitchen/diner.
- Driveway parking for two cars.
- Private and enclosed rear garden.
- Situated in the older part of the town.
- Cloakroom
- Re-fitted bathroom



## The Location

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).

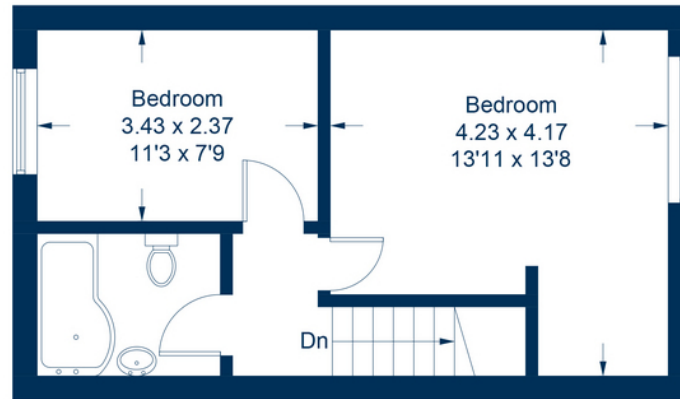


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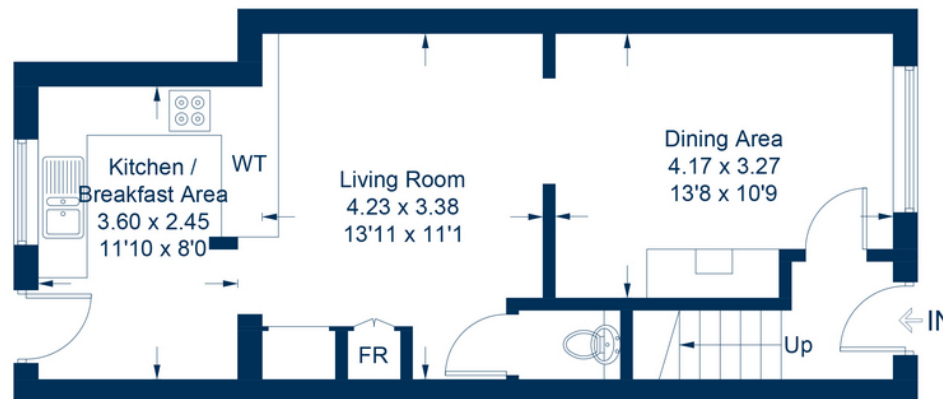
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Approximate Gross Internal Area  
Ground Floor = 43.1 sq m / 464 sq ft  
First Floor = 32.9 sq m / 354 sq ft  
Total = 76.0 sq m / 818 sq ft



**First Floor**



**Ground Floor**

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.

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