



St Hildas Close, Didcot, OX11 9UU

£259,950 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A well presented two bedroom terrace house, quietly situated at the head of a small cul de sac on the Greenacres development.

The property comprises, entrance hall, newly fitted and modernised kitchen, open plan living room/diner with patio doors leading to a well maintained garden with rear access. On the first floor there are two double bedrooms plus a newly fitted and fully tiled bathroom. The property also has the added benefits of two allocated parking spaces, gas central heating and double glazing throughout. To fully appreciate the overall presentation viewings are highly recommended.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has allocated parking in the courtyard to the rear. Ofcom checker indicates standard to ultrafast broadband is available. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. 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.





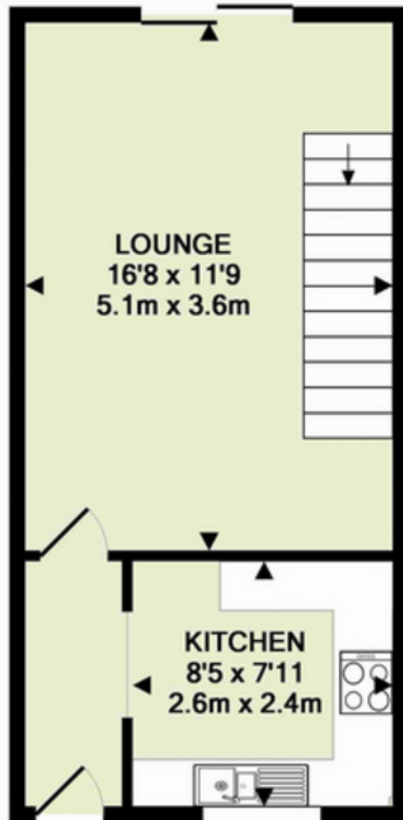
## Key Features

- Well presented throughout
- Cul-de-sac location
- Newly fitted kitchen and bathroom
- Two allocated parking spaces
- Gas central heating and double glazing
- Double bedrooms

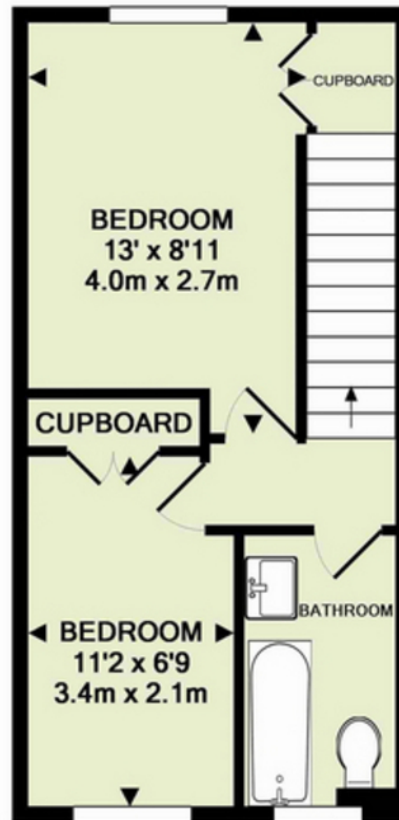
## The Location

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).





GROUND FLOOR  
APPROX. FLOOR  
AREA 289 SQ.FT.  
(26.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 288 SQ.FT.  
(26.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 577 SQ.FT. (53.6 SQ.M.)

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