



Warner Crescent, Didcot, OX11 8JY

£365,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A particularly spacious end terrace property set in a large corner garden in this sought-after Crescent on the south side of Didcot.

The property offers highly flexible accommodation with a sitting room, kitchen/breakfast room and a further large living room or bedroom, complete with en-suite on the ground floor. Upstairs are three double bedrooms and a further bathroom.

The house has the advantage of gas fired central heating with a recently installed new boiler and double glazed replacement windows. The property is in need of cosmetic improvement but offers significant potential with good sized rooms and a flexible accommodation layout.

The property is connected to mains gas, electricity, water and drainage. Broadband - according to Ofcom, Standard to Ultrafast Broadband are available (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low risk of flooding.

Warner Crescent is situated on the south side of town off Loyd Road and is made up of a variety of houses and bungalows of varying design. Local schools are close by together with a parade of shops at Cockcroft Road. Didcot town centre and Didcot Parkway remain easily accessible being around 1 mile away.





Key Features

- Offering flexible living accommodation
- Ground floor reception room/or bedroom with en-suite
- Gas central heating with recently installed boiler
- Large corner garden
- No onward chain
- In need of cosmetic improvement

The Location

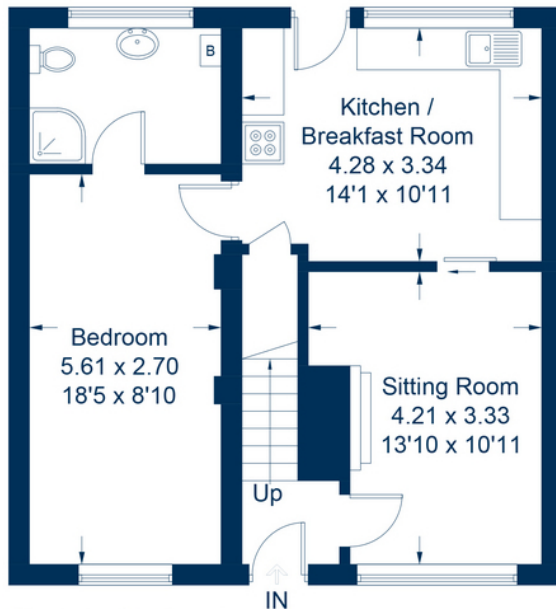
Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre shopping complex with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. 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:

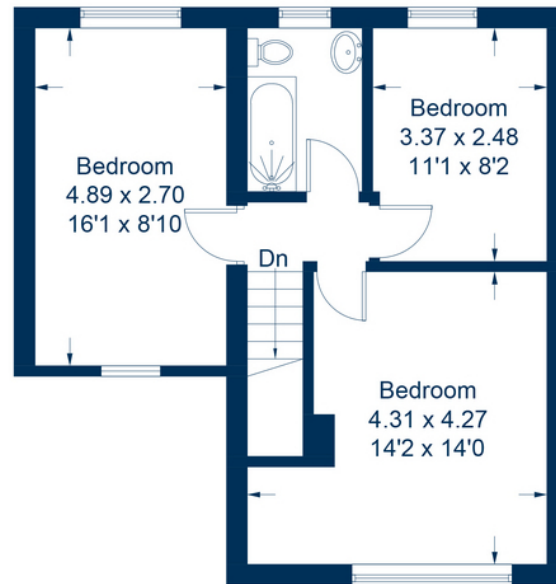
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Approximate Gross Internal Area
Ground Floor = 56.9 sq m / 612 sq ft
First Floor = 47.9 sq m / 516 sq ft
Storage = 13.6 sq m / 146 sq ft
Total = 118.4 sq m / 1,274 sq ft



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.

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