



61 Broadway, Didcot, OX11 8AJ

Offers Over £281,500 Freehold

THOMAS
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SALES LETTINGS



The Property

Dating from the late 1800s this pretty and unique property offers good sized accommodation in a highly convenient town centre location.

The property has the advantage of three double bedrooms, two reception rooms, gas central heating and double glazed windows together with allocated off street parking at the rear. There is a small south facing courtyard garden behind the property.

This part of Broadway falls within the Northbourne conservation area and is particularly convenient for access to the Orchard Centre Didcot Parkway and other central town amenities.

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 with the possible exception of three (checker.ofcom.org.uk). According GOV.UK Flood Risk, this property has a very low risk of flooding. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

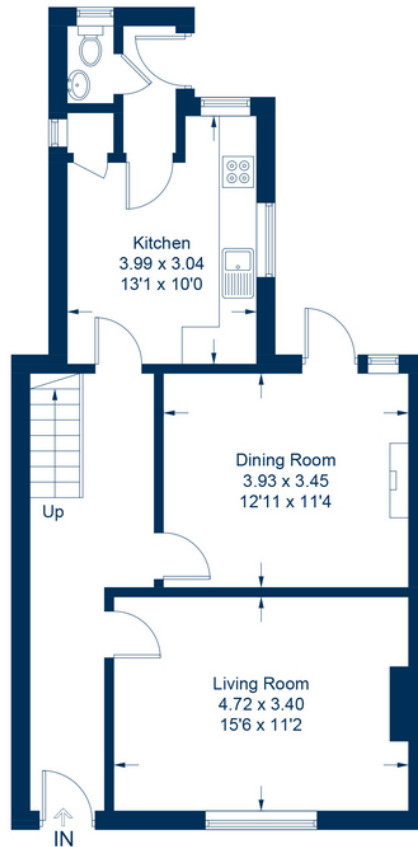
- Highly convenient town centre location
- Three double bedrooms
- Two reception rooms
- Kitchen/breakfast room
- Ground floor cloakroom
- Allocated parking space
- Small south facing courtyard garden
- Gas central heating and UPVC double glazing
- No onward chain

The Location

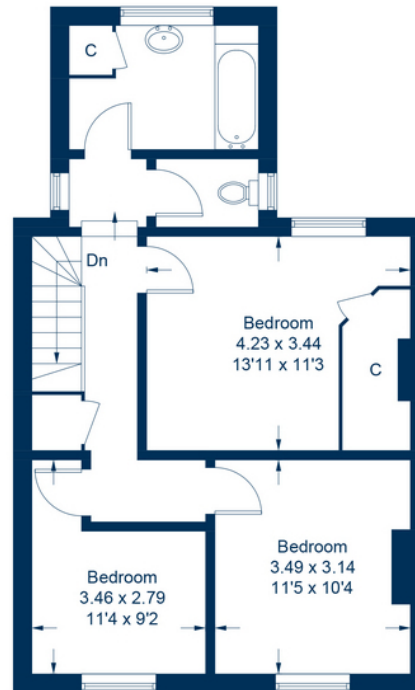
Didcot offers comprehensive leisure and sporting facilities for all ages and has a large shopping complex, the Orchard Centre with cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington approx. 40 minutes



Approximate Gross Internal Area
Ground Floor = 58.6 sq m / 631 sq ft
First Floor = 53.4 sq m / 575 sq ft
Total = 112.0 sq m / 1206 sq ft



Ground Floor



First 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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