



Mowbray Road, Didcot, OX11 8SS

£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended and well maintained three bedroom semi-detached family home conveniently located within sought after Mowbray Road within a short walking distance of the South Oxfordshire nature reserve, a wild flower meadow with countryside walks towards the villages of East Hagbourne, Blewbury and Upton.

Built in the 1960's to a traditional design, the property has benefitted from two expansions to the original layout including a single storey extension to the rear of the garage to offer flexible accommodation, as well as utility room; further to that is UPVC conservatory leading on to the rear garden. A large sitting and kitchen complete the ground floor accommodation. On the first floor are three bedrooms, two of which are doubles and a family bathroom.

Externally, to the front of the property is a wide driveway providing parking for at least two vehicles side by side and giving access to the single garage via an up & over door and side access to the rear garden. The majority of the sunny western facing garden is laid to patio and lawn.

Whilst already offering sizeable accommodation, the property offers excellent potential to further reconfigure and extend, subject to the usual consents. Viewings are highly advised.

Some material information to note.

The property is connected to mains gas, electric, water and drainage. According to ofcom ultrafast and superfast broadband is available. According to ofcom there mobile phone coverage from a wide range of providers. According to GOV.UK Flood risk, this property has a low food risk. For information available as per the Title register – please get in touch.





Key Features

- Highly sought after road within established older Didcot
- Within very short walking distance to Mowbray fields and locally renowned old railway embankment
- Vast potential to extend and expand its current accommodation (Subject to correct planning permissions)
- Extended to the rear of the garage and accessed via the current kitchen
- Driveway parking to the front of the property

The Location

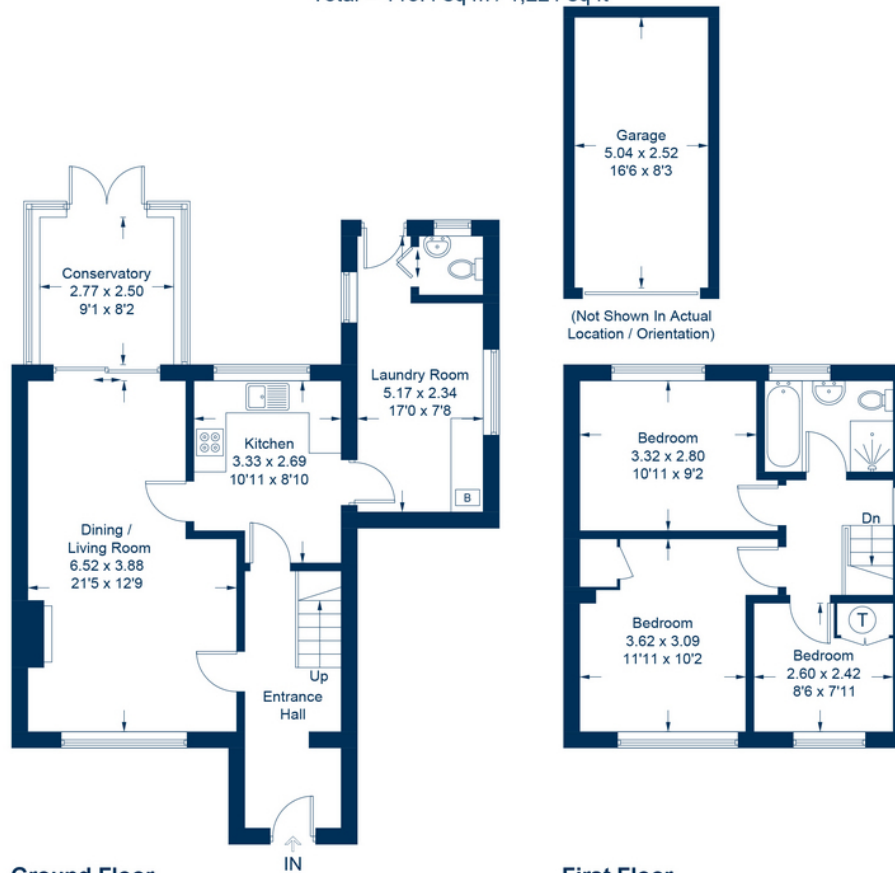
Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre shopping complex with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south.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

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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 = 62.5 sq m / 673 sq ft
First Floor = 38.3 sq m / 412 sq ft
Garage = 12.6 sq m / 136 sq ft
Total = 113.4 sq m / 1,221 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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