



Oxford Crescent, Didcot, OX11 7AX

£298,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Offered to the market with no onward chain is this three double bedroom house, situated in a quiet and popular location on the western side of town.

The property comprises lounge, a spacious kitchen/dining room with doors to an added conservatory, ground floor bathroom plus a private, enclosed and low maintenance rear garden. On the first floor there are three well proportioned bedrooms including an en-suite from the principal bedroom. To the front there is off-street parking for multiple vehicles.

To fully appreciate the location and presentation of this property viewings are highly recommended.

The property is of a brick and tile construction. This property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)) According GOV.UK Flood Risk, this property has a low flood risk. Information relating to Easements, Boundaries, Restrictions & Rights are awaited.







## Key Features

- No onward chain
- Kitchen diner
- En suite from the principal bedroom
- Driveway parking
- Well proportioned bedrooms
- Desirable location

## The Location

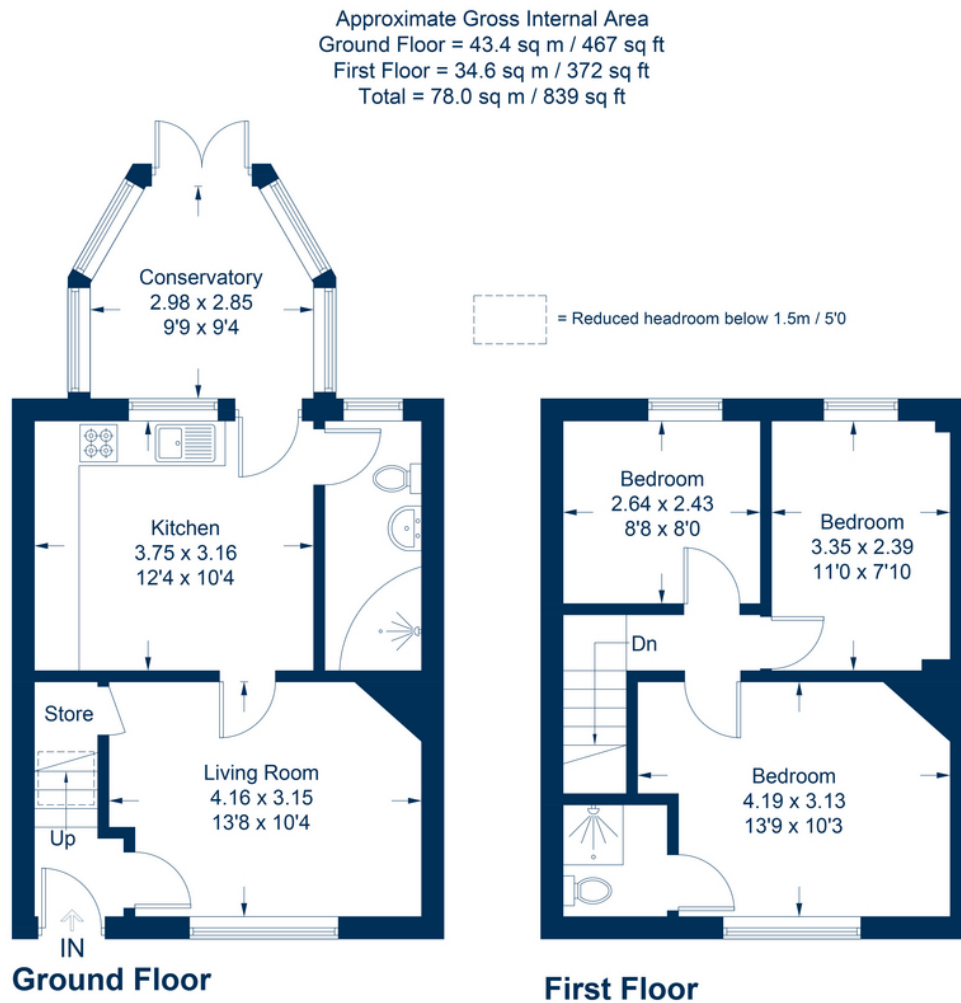
Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in 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).



Thomas Merrifield and their clients give notice that:

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.



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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