



41 Abbott Road, Didcot, OX11 8JB

£350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

With a large garden and of a traditional build type is this three bedroom, two reception room semi-detached house offered for sale with no onward chain.

The property comprises entrance hall, front to back sitting room, dining room and kitchen across the ground floor. The first floor offers three bedrooms and family bathroom.

Externally; the property is set back from the road with driveway space to the front with an opportunity to expand this. Side access provides access through to the large garden and store rooms.

To fully appreciate its potential and size, 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 flood risk. For information available as per the Title register – please get in touch.





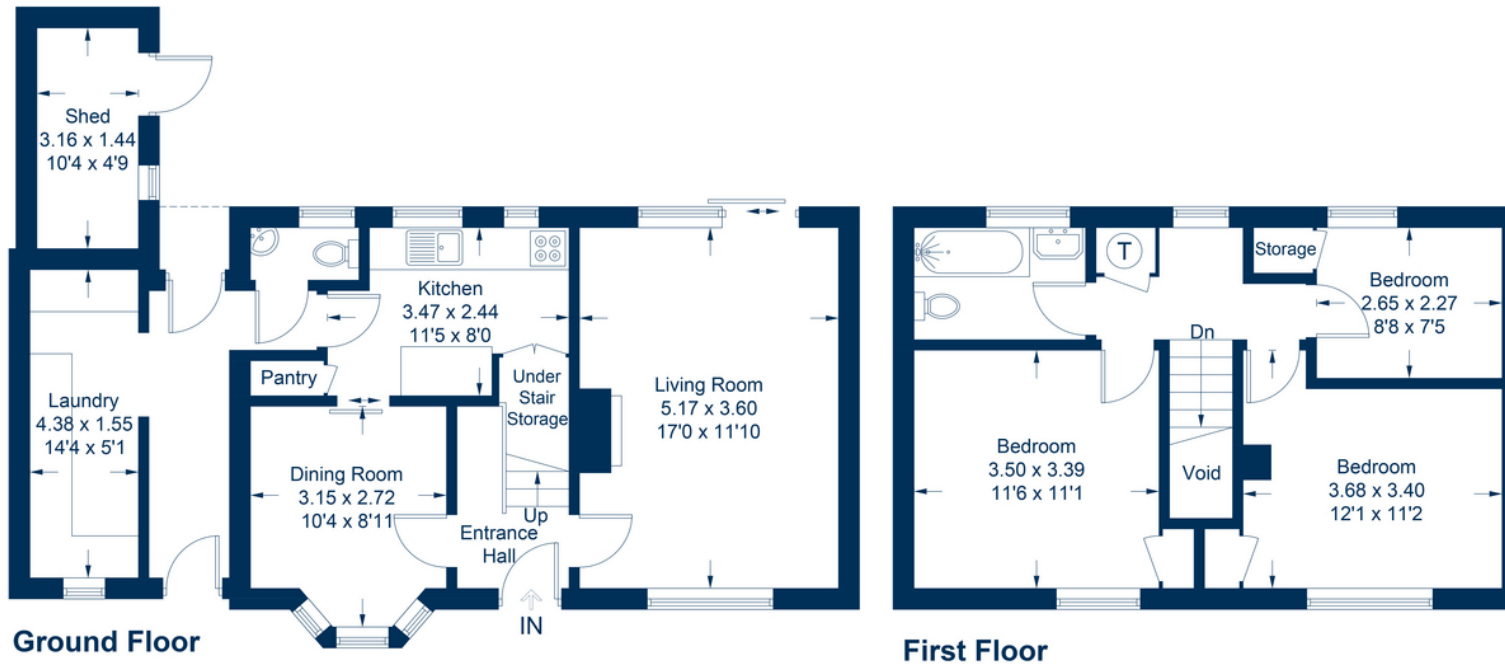
Key Features

- Vast potential to extend and alter its current accommodation (Subject to correct planning permissions)
- Large rear garden with mature shrubbery and trees
- Off street parking to the front of the property
- Located within an established road in Older Didcot and within short walking distances to primary and secondary schools
- Three bedrooms all on the first floor of the property
- Gas centrally heated

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).

Approximate Gross Internal Area
Ground Floor = 57.9 sq m / 623 sq ft
First Floor = 43.3 sq m / 466 sq ft
Shed = 4.7 sq m / 50 sq ft
Total = 105.9 sq m / 1,139 sq ft



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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