



11 Mistletoe Mews, Didcot, OX11 6DB

£315,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A nicely positioned and well presented two bedroom home situated on the popular Great Western Park development.

The accommodation comprises of entrance hall, cloakroom, well presented kitchen and a good sized living/dining room leading onto a easterly facing rear garden. On the first floor there are two double bedrooms and a family bathroom. The property also benefits from driveway parking, UPVC double glazed windows and gas fired central heating.

For the location and presentation to be fully appreciated; this house must be viewed.

Some material information to note: Connected to mains gas, electric, water and drainage.

According to Ofcom ultrafast broadband is available at the property. According to Ofcom a range of phone providers offer a good service at this property. According to GOV.UK Flood risk, there is no risk of flooding. There is no associated management fee for this property. For any information from the register of title, please contact the agent.





Key Features

- Double bedrooms
- Allocated parking
- Cul de sac location
- Immaculately presented
- Cloakroom

The Location

Great Western Park development is set in the vibrant town of Didcot, comprising a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle buses to Didcot town and Didcot Parkway train station), schools shops, sports pitches, play areas, community centre, a health facility and a new district centre. The town of 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.



Thomas Merrifield and their clients give notice that:

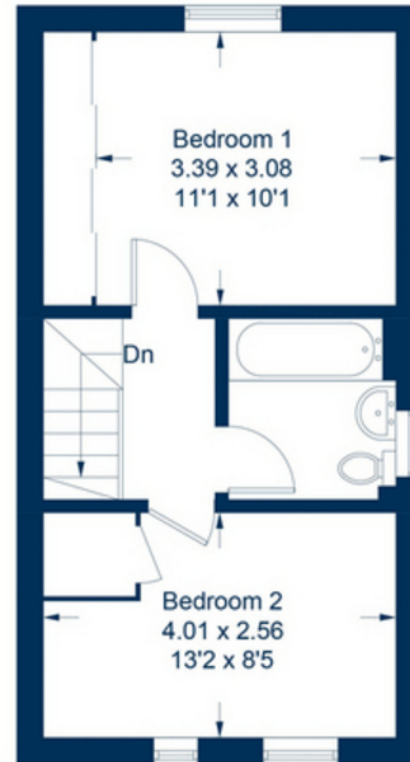
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.

Approximate Gross Internal Area
Ground Floor = 32.3 sq m / 348 sq ft
First Floor = 32.0 sq m / 344 sq ft
Total = 64.3 sq m / 692 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.

© CJ Property Marketing Ltd

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777

E didcot@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD

SALES LETTINGS