



7 St Hildas Close, Didcot, OX11 9UU

£235,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A two bedroom semi detached house with garage and gas central heating quietly situated in this popular location on the Greenacres development on the eastern side of Didcot.

Built by Westbury Homes in the early 1990s and presented in original condition, this property now requires an element of updating. This is likely to include the kitchen, bathroom, replacement of the original windows and updating the boiler.

There is a fully enclosed garden at the rear, which will also require clearing. These necessary updates and improvements are reflected in the asking price. The house has the advantage of a garage situated to the side of the adjacent property.

St Hilda's Close is well placed for access to Dicot Parkway and the Orchard Centre, both of which are within 1 mile of the property.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard to ultrafast broadband is available. Ofcom checker indicates mobile availability with most major providers. The government portal generally highlights this as a low/unlikely area for flooding. We are not aware of any planning permissions in place which would negatively affect the property.





## Key Features

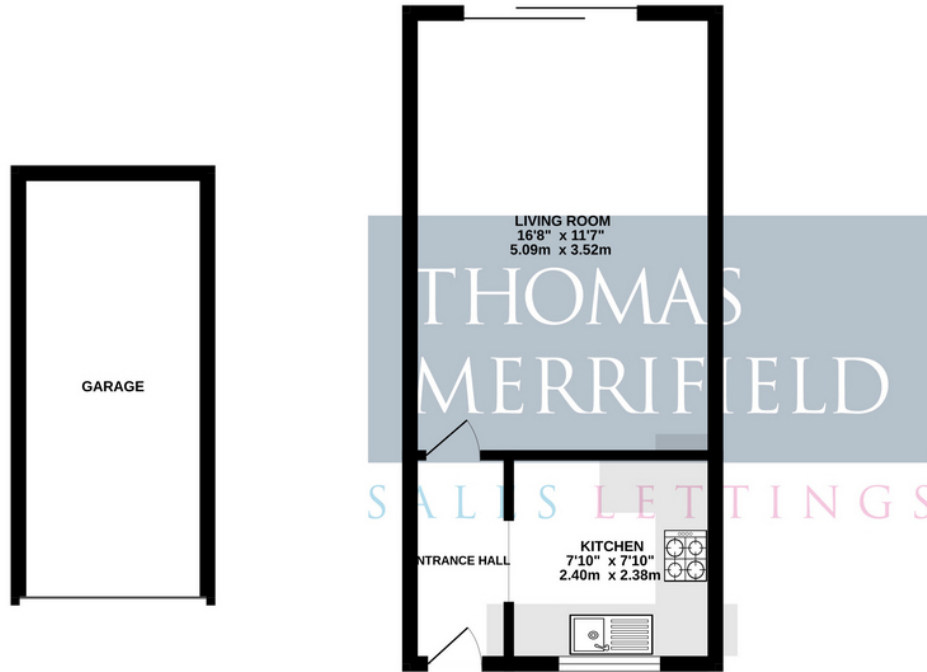
- Two bedroom semi-detached house
- Garage
- Gas central heating
- Located within a mile of both town centre amenities and Didcot Parkway
- No onward chain

## The Location

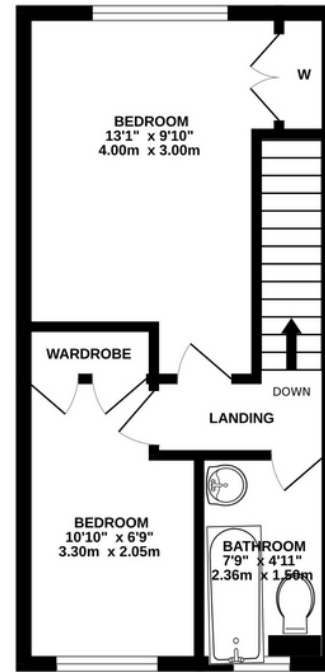
Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has very good road links to the A34 which in turn lead to the M40 in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



GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 sq.m.) approx.  
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