



54 Portway, Didcot, OX11 0AZ

Offers Over £350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An adapted and entirely modernised three bedroom bungalow within a desirable corner of Older Didcot with driveway parking and a single garage.

Benefiting from an almost complete renovation within the last 8 years, the accommodation has been thoughtfully adapted to accommodate wheelchair/walking aid users via the widening of internal and external doors, as well as adaptation to hallway walls for turning space.

The property's entire accommodation is across one floor and comprises of an entrance porch, sitting room, hallway, kitchen, shower room and three bedrooms. To the rear of the property is a sizeable easterly facing garden laid to patio and lawn and with a gated side access leading to the front driveway of the property.

During its current tenure, the property has had a significant amount of modernisation work completed including a complete rewiring, new plumbing and gas central heating system, replacement UPVC doors & windows throughout, as well as a refitted kitchen with integrated dishwasher and Neff oven with SlideHide door.



Some material information to note:

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). Mobile Coverage - according to

Ofcom, there is good coverage on a range of phone providers. (checker.ofcom.org.uk). According GOV.UK Flood

Risk, this property has a very low flood risk. For further information from the Register of Title, then please get in touch



Key Features

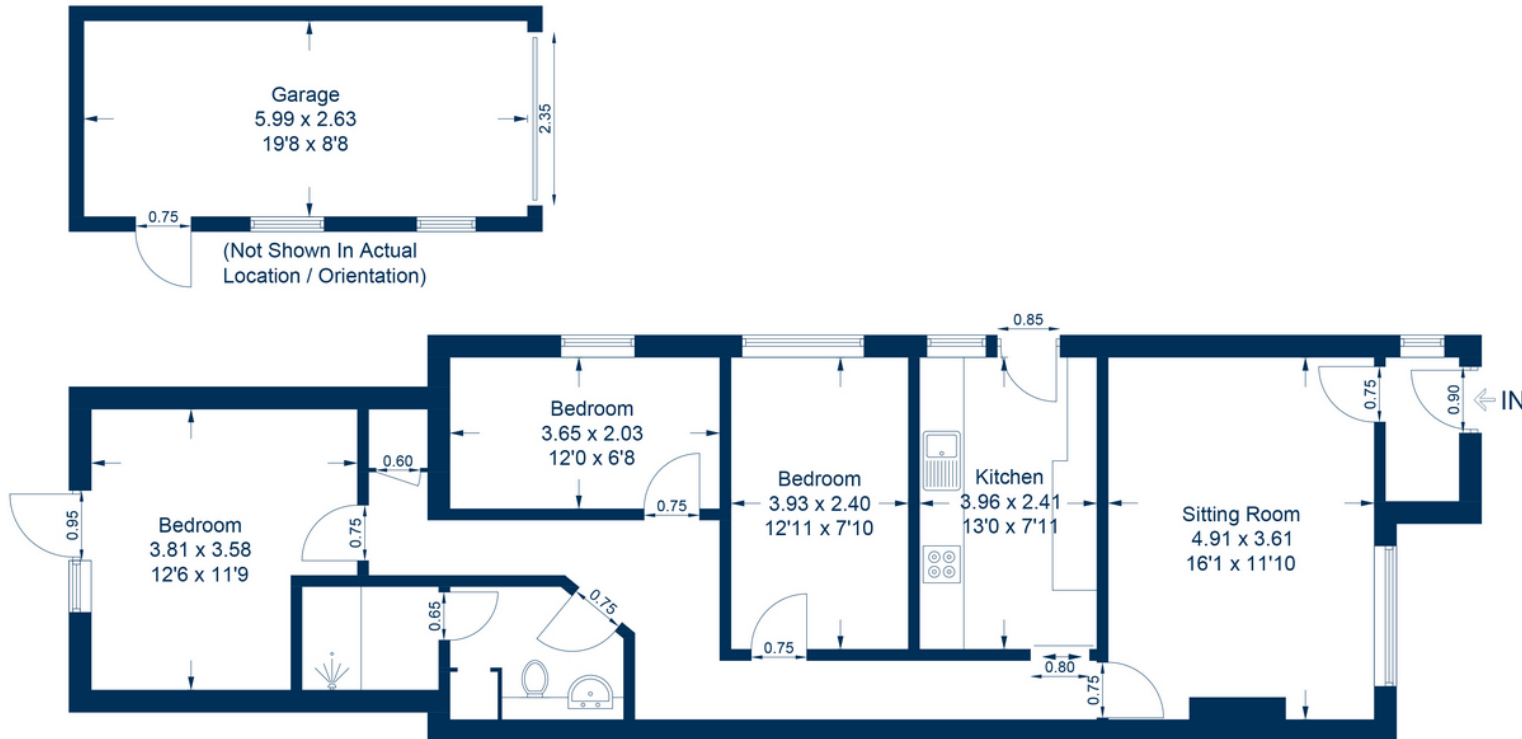
- Entirely rewired and new heating system installed 8 years ago
- Complete replastering and redecoration
- UPVC doors and windows throughout fitted within the last 8 years
- Within close walking distance to South Oxfordshire countryside walks
- Modernised kitchen and shower room installed
- Parking to the front of the property and side access to a single garage

The Location

Local amenities include a parade of shops close by at Cockcroft Road, whilst the centre of town, Didcot Parkway and the Orchard Centre are less than 1.5 miles away. Didcot offers comprehensive leisure and sporting facilities for all ages, 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).



Approximate Gross Internal Area = 82.3 sq m / 886 sq ft
Garage = 15.9 sq m / 171 sq ft
Total = 98.2 sq m / 1,057 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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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.

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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