



Sir Frank Williams Avenue, Didcot, OX11 6AS
£385,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A stylish three bedroom end terrace townhouse located on the desirable Great Western Park Development.

This immaculate family home comprises accommodation of entrance hallway, good sized separate kitchen, cloakroom and living-dining room leading out onto a well maintained rear garden.

On the first floor there is a family bathroom and two well proportioned bedrooms. Finally, on the second floor there is a generous sized principal bedroom with en-suite shower room. Other benefits include, reserved parking space and a garage with light and power.

For the size, finish and location to be fully appreciated, this house must be viewed.

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





Key Features

- Three bedrooms
- End terrace
- Garage with light and power
- Two off street parking spaces
- Excellent condition
- Principal suite on the top floor
- Direct access from the garden to the garage
- South-East facing garden
- EPC Rating C
- Council Tax C



The Location

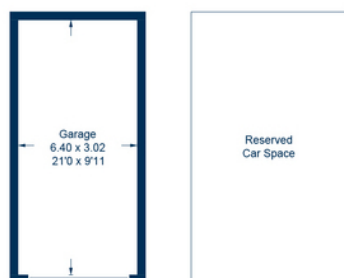
Some material information to note:

The property is of a brick built construction and is connected to mains gas, electric, water and drainage. According to Ofcom ultrafast broadband is available at the property. According to Ofcom there may be some limited coverage with some phone providers. According to GOV.UK Flood risk, there is a very low risk of flooding. For any information regarding charges on the property then please contact the agent.

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.



Approximate Gross Internal Area
 Ground Floor = 37.1 sq m / 399 sq ft
 First Floor = 36.7 sq m / 395 sq ft
 Second Floor = 30.8 sq m / 331 sq ft
 Garage = 19.2 sq m / 207 sq ft
 Total = 123.8 sq m / 1,332 sq ft (Excluding Car Space)



(Not Shown In Actual Location / Orientation)



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

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.

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