



20 St. Annes Court, Didcot, OX11 9UT  
£390,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Tucked away in the popular cul-de-sac of St Annes Court, this well-presented 3-bedroom link-detached home offers generous living space, modern finishes, and versatile accommodation.

Upon entrance, this property boasts a spacious living area, leading to a modern and fully fitted kitchen. Further to this, the property benefits from a converted garage, ideal for an office or second living space, downstairs WC, utility room, as well as a light and airy conservatory to the rear. Upstairs provides three bedrooms and a family bathroom.

Externally, St Annes Court has a low maintenance, east facing garden, with side access and a well constructed shed, ideal for storage. There are two parking spaces to the front of the property.

Some material information to note:

The property is of a brick built construction. The property is connected to mains gas, electric, water and drainage. According to ofcom, there is ultrafast broadband available at the property. According to ofcom, there is a good service on a range of mobile providers. According to GOV.UK Flood Risk this property is of a low flood risk. For any further information on the property then please contact the agent for further details.





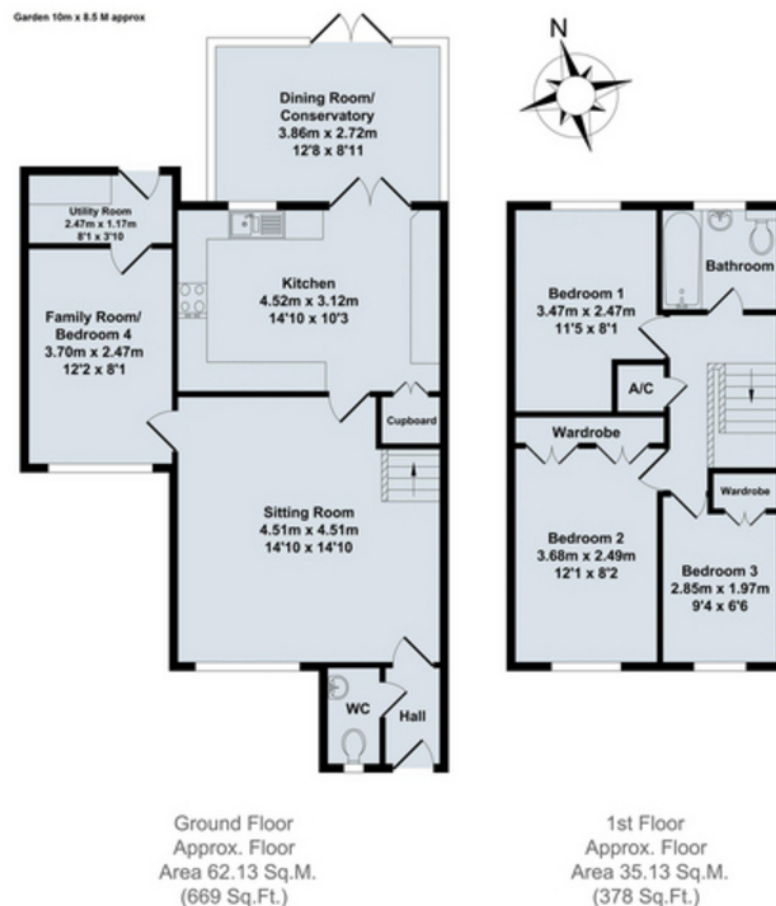


## Key Features

- Three bedrooms
- Link detached
- Downstairs WC, utility room, and a family bathroom upstairs
- Low-maintenance east-facing garden with side access and storage shed
- Spacious living area with modern kitchen and bright conservatory
- Converted garage ideal for an office, playroom or second reception
- EPC Rating C
- Council Tax Band D

## 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 approx. 40 minutes.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given

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