



Wessex Road, Didcot, OX11 8BH
£500,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A rare opportunity to purchase a three bedroom semi-detached family home situated in the centre of town with the addition of a one bedroom self-contained annex.

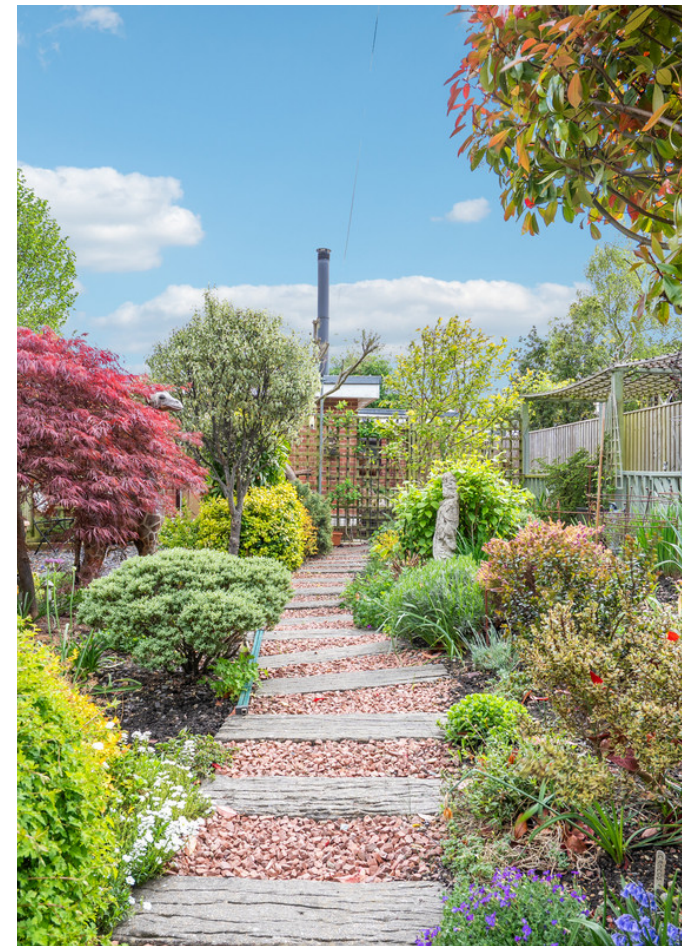
The property comprises accommodation of entrance hallway, cloakroom, study, which is currently being used as a fourth bedroom, living with wood burning stove and an extended light and airy kitchen/diner with French doors leading out onto a mature garden. On the first floor there is a family shower room and three bedrooms two of which being a double.

To the front of the property is gravel driveway parking for three vehicles with side access down to the garden. To the rear is a beautifully kept mature south facing garden with covered patio area.

Finally, located at the end of the garden is a good sized one bedroom self-contained annex with open-plan living kitchen dining room with wood-burning stove, a double bedroom and en-suite shower room.

Other benefits for the property include gas fired central heating and UPVC double glazed windows. For the location, size and presentation to be fully appreciated a viewing is highly recommended.





Key Features

- Three bedroom semi-detached family home with the addition of a one bedroom self-contained annex.
- Spacious kitchen/diner with French doors leading out onto garden.
- Driveway parking for three vehicles.
- Living room with wood-burning stove and a second reception room which is currently being used as a fourth bedroom.
- One bedroom self-contained annex with open plan living accommodation, kitchen, double bedroom and en-suite shower room.
- Beautifully kept south facing mature garden.
- Situated in the centre of town with access to local amenities and Didcot Parkway railway station.



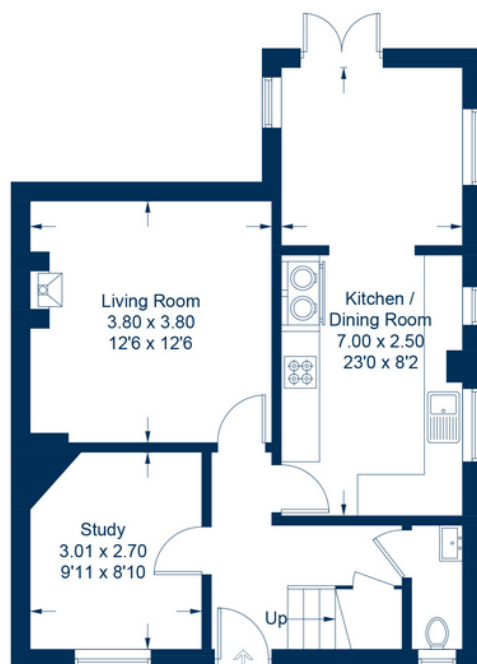
The Location

Some material information to note: Freehold house, with addition of one bedroom self-contained annex with wood-burning stove. Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is fine with major providers. The government portal generally highlights this as an unlikely/low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any restrictive covenants or easements are available on request from the estate agent.

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 from Didcot Parkway (approx. 40 minutes).



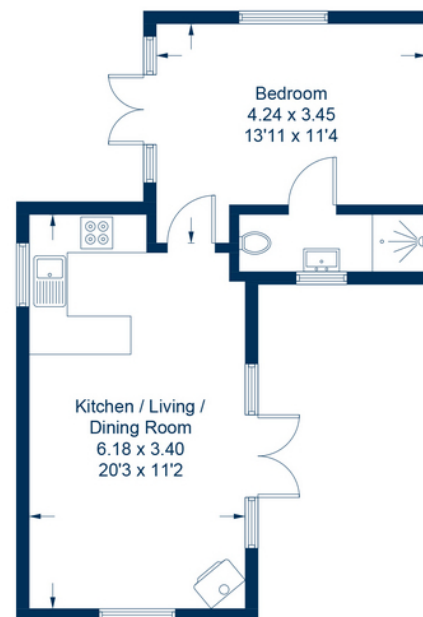
Approximate Gross Internal Area
 Ground Floor = 54.2 sq m / 583 sq ft
 First Floor = 45.4 sq m / 489 sq ft
 Annex = 36.4 sq m / 392 sq ft
 Total = 136.0 sq m / 1,464 sq ft



Ground Floor



First Floor



Annex

(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