



7 Woodpecker Way, Didcot, OX11 6ER  
£325,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Welcome to Woodpecker Way, a beautifully presented semi-detached property situated on the popular Great Western Park development.

The accommodation comprises of an entrance hallway, cloakroom, fitted kitchen and a spacious lounge/diner leading onto a wonderful private rear garden which benefits from a westerly aspect.

On the first floor there are two double bedrooms, one en-suite and a family bathroom. Other benefits include an allocated parking space directly to the front of the property, UPVC double glazed windows and gas central heating.

The property is connected to mains gas, electricity, water and drainage.

Broadband - according to Ofcom, Standard to Ultrafast

Broadband are available ([checker.ofcom.org.uk](https://checker.ofcom.org.uk)). Mobile

Coverage - according to Ofcom, there is fair coverage

([checker.ofcom.org.uk](https://checker.ofcom.org.uk)) According GOV.UK Flood Risk, this property has a very low flood risk

For all information available on the Register of Title, please contact the agent.







## Key Features

- Semi-detached
- Two bedrooms
- Allocated parking
- Excellent condition
- Private enclosed rear garden
- UPVC double glazed throughout and gas centrally heated
- EPC Rating B
- Council Tax Band C

## The Location

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. 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. 45 minutes.



Approximate Gross Internal Area  
 Ground Floor = 31.3 sq m / 337 sq ft  
 First Floor = 31.0 sq m / 334 sq ft  
 Total = 62.3 sq m / 671 sq ft



**Ground Floor**

**First Floor**

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](mailto:didcot@thomasmerrifield.co.uk)  
 W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
 MERRIFIELD  
 SALES LETTINGS