



39 Sir Frank Williams Avenue, Didcot, OX11 6AS
£300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Welcome to Sir Frank Williams Avenue, a beautifully presented terraced house situated on the popular Great Western Park development.

The accommodation comprises of an entrance hallway, cloakroom, fitted kitchen and a well presented lounge/diner leading onto a wonderful private rear garden.

On the first floor there are two double bedrooms, and a family bathroom. Other benefits include two allocated parking spaces which are located in the carport at the rear of the property which can be accessed through a gate in the garden. 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). Mobile Coverage - according to Ofcom, there may be some limited coverage with some major providers (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

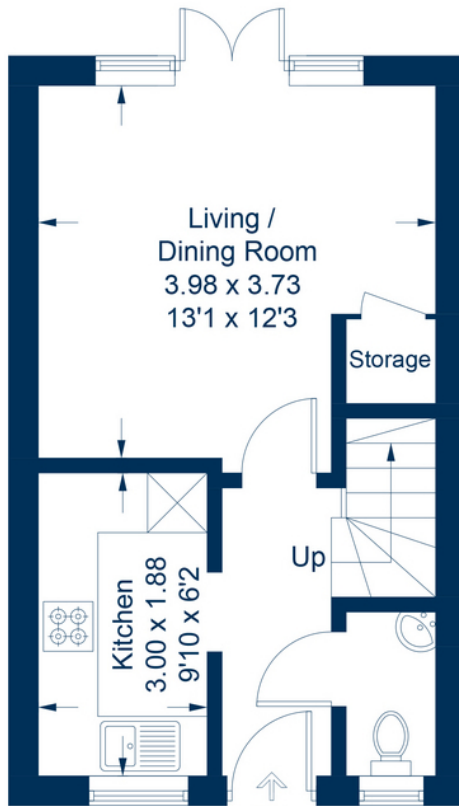
- Terraced House
- Two bedrooms
- Two allocated parking spaces
- UPVC double glazed throughout and gas centrally heated
- Private enclosed rear garden
- Good condition throughout
- EPC Rating C
- Council Tax Band C

The Location

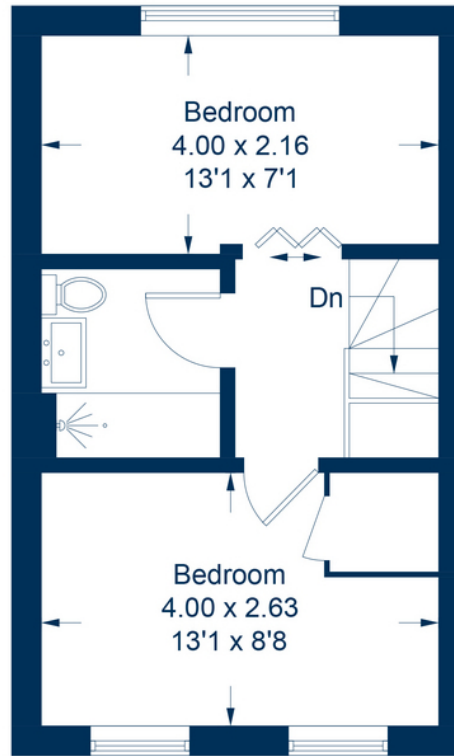
Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station) schools, shops, sports pitches, play areas, community centre, a health facility and a new district centre. The town 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 = 28.1 sq m / 302 sq ft
 First Floor = 27.8 sq m / 299 sq ft
 Total = 55.9 sq m / 601 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.

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