



108 Brasenose Road, Didcot, OX11 7BN

£335,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented two double bedroom, three reception room semi-detached chalet bungalow situated within a quiet cul-de-sac on the popular Brasenose estate.

The accommodation comprises of an entrance hall, spacious living room, kitchen with side door, bathroom, double bedroom, additional reception room, currently being used as a study/snug and a conservatory with French doors leading out onto the garden. On the first floor there is the principal bedroom with built-in wardrobes and an additional bathroom.

Other benefits include a block paved driveway for multiple vehicles, a private and enclosed rear garden and large shed.

Brasenose Road is well placed for local amenities with a parade of shops Stephen Freeman primary school and Brasenose Park all within 500m. Central Didcot Didcot Parkway and The Orchard Centre are all within 1/2 a miles walk.

Material information to note:

Tenure - Freehold.

The property is of a brick build construction and is connected to mains gas, electric, water and drainage. According to Ofcom, there is up to ultrafast broadband available at the property (checker.ofcom.org.uk). According to Ofcom there is good coverage on a range of phone providers (checker.ofcom.org.uk). According to GOV.UK flood risk, there is a low flood risk at the property. As the property was constructed pre 1999, low levels of asbestos may be present which is considered safe if left undisturbed. For any further information relating to 'The Register of Title' then please contact the estate agent.



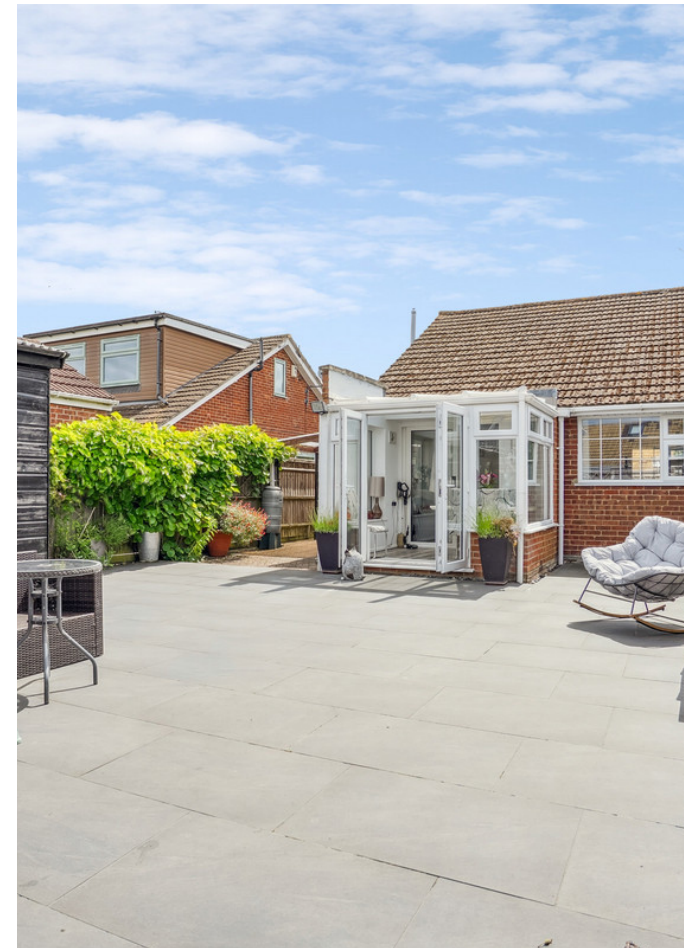


Key Features

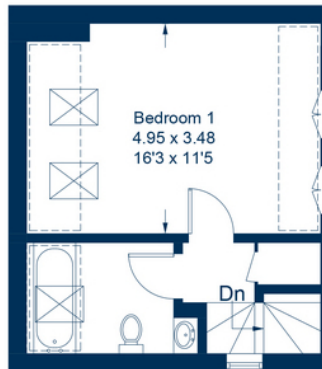
- Two double bedroom, three reception room chalet bungalow.
- Two bathrooms.
- Block paved driveway for multiple vehicles.
- Private and enclosed rear garden.
- Overlooking green space and situated on a cul-de-sac on the popular Brasenose development.
- Tenure - Freehold.
- Council Tax Band C.
- EPC - TBC.

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.

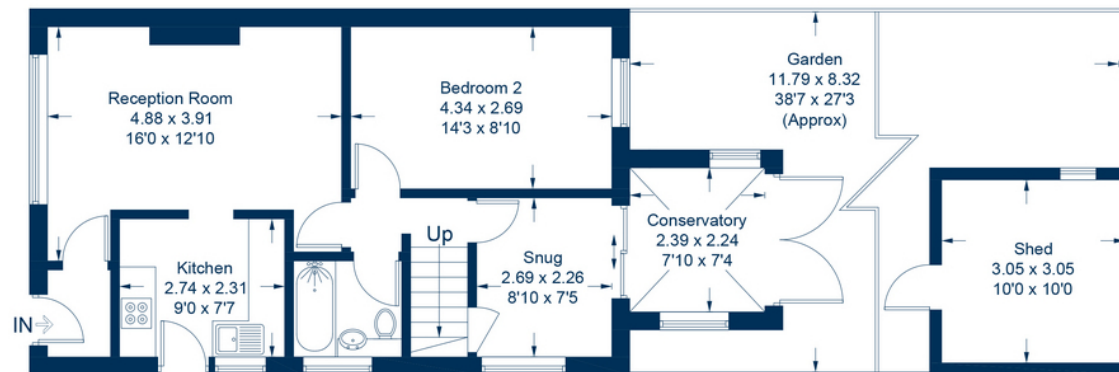


Approximate Gross Internal Area
77.5 sq m / 835 sq ft
(Excludes Restricted Head Height / Shed)



First Floor

= Reduced headroom below 1.5m / 5'0



Ground 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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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.

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