



10 Church Street, Didcot, OX11 8DQ

Offers In Excess Of £280,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

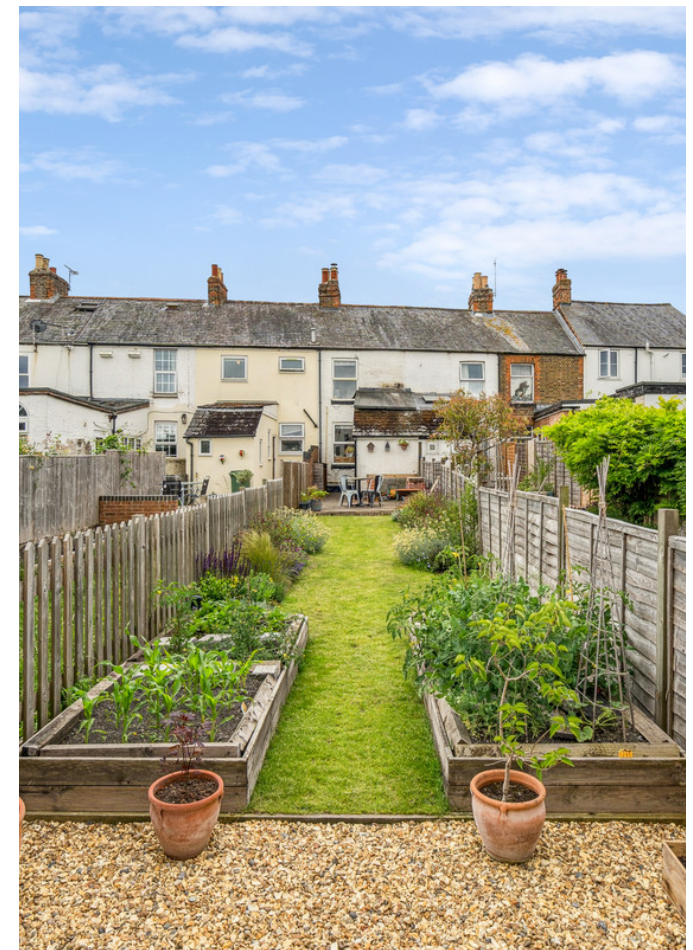
Coming to market and offering a slice of Didcot's history is this 1885 built railway cottage set in the heart of the town.

A traditional railway workers cottage, which has benefited from a number of renovations within the last six year by both the current and previous owners.

The ground floor accommodation offers a sitting room with restored original wood flooring and fitted log burner, a renovated kitchen/breakfast room with range style cooker and Belfast ceramic sink, a utility room with UPVC double glazed door leading onto the rear garden and a renovated family bathroom with three-piece suite. On the first floor are two double bedrooms accessed off the main landing with the front bedroom offering built in wardrobes.

Some material information to note: Tenure: Freehold. Mains services - Gas, electric, water and drainage. Flood risk - Low flood risk. Broadband speeds of standard to ultrafast are available according to Ofcom checker. Mobile and data signals are limited with a range of providers indoors and offer a good service outdoors according to Ofcom checker. Please be advised this property sits within Northbourne conservation area and there is a right of way over and along the rear passageway. We are not aware of any covenants or restrictions that may affect the property. We are not aware of and adjacent planning consents that might affect value. For any further information relating to the register of title then please contact the estate agent. The property is situated within Northbourne Conservation Area. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





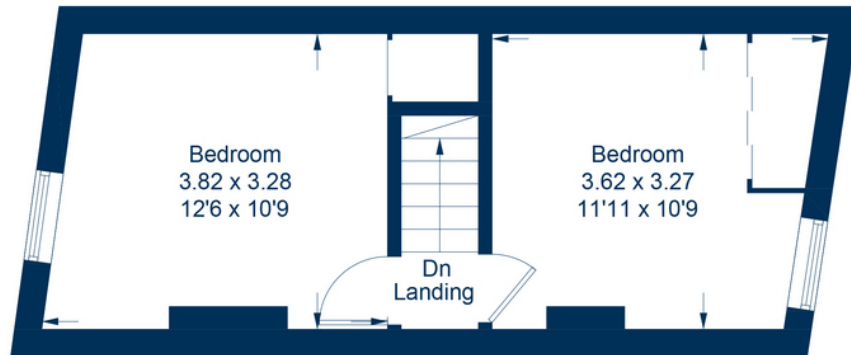
Key Features

- Stylishly renovated throughout, including a Shaker style kitchen and column radiators
- Well-maintained and good size garden, laid mainly to lawn, shrubs and patio and with timber built shed
- Dating from 1885 and situated within the Northbourne conservation area
- On-street parking
- Within a short walk of the town centre amenities and Didcot Parkway train station
- EPC Rating: D
- Council Tax Band: B

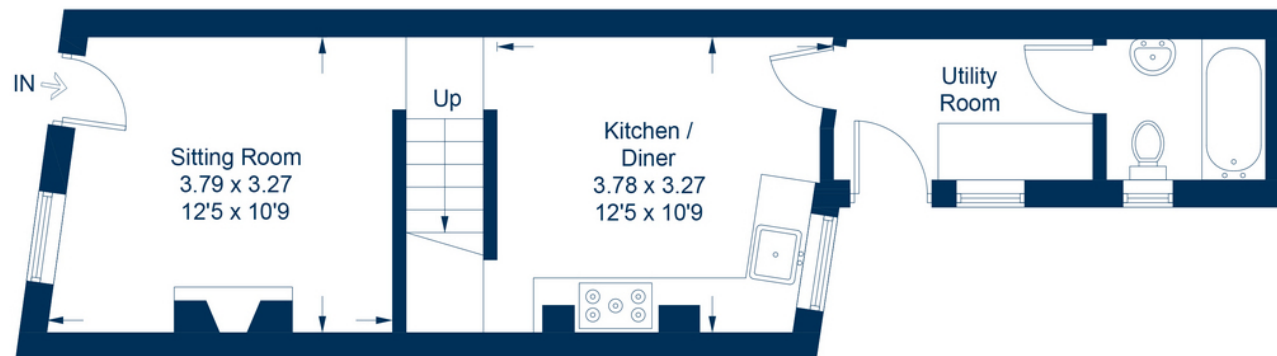
The Location

Church Street is a quiet road within the Northbourne conservation area and is made up of a variety of Victorian properties together with a small number of more contemporary properties. This is an ideal location for easy access to all of the towns central amenities being less than 1/4 mile from The Orchard Centre and less than 1/2 mile from Didcot Parkway.

Approximate Gross Internal Area
 Ground Floor = 32.8 sq m / 353 sq ft
 First Floor = 25.8 sq m / 278 sq ft
 Total = 58.6 sq m / 631 sq ft



First Floor



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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