



83 Norreys Road, Didcot, OX11 0AW
£390,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

New to the market is this very well presented and extended family home located within a popular location in Didcot.

Built in the 1930s, this property on Norreys Road has been extended to the rear, offering a lovely bright & modern dining area, with French doors opening up to the garden. In addition to this, the ground floor has a modern kitchen, open plan dining/living room and a downstairs WC.

Moving to the second floor, the extension has also created a large family bathroom, with a separate bath tub and shower. There are two double bedrooms with an additional third bedroom/study.

Externally, the garden offers a wonderful space, stretching over 70ft and facing towards the West. To the front, a private driveway provides ample off-street parking for multiple vehicles.

Some material information to note:

The property is of a traditional brick construction.

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 some of the providers indoors and offer a good service outdoors according to Ofcom checker.

Given its pre 1999 build, there may be low levels of asbestos present though these are considered safe if left undisturbed.





Key Features

- Extended semi detached family home.
- Private driveway with parking for several cars.
- No onward chain.
- Large west facing garden.
- Very well maintained throughout.
- EPC Rating C
- Council Tax Band C

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 from Didcot Parkway (approx. 40 minutes).



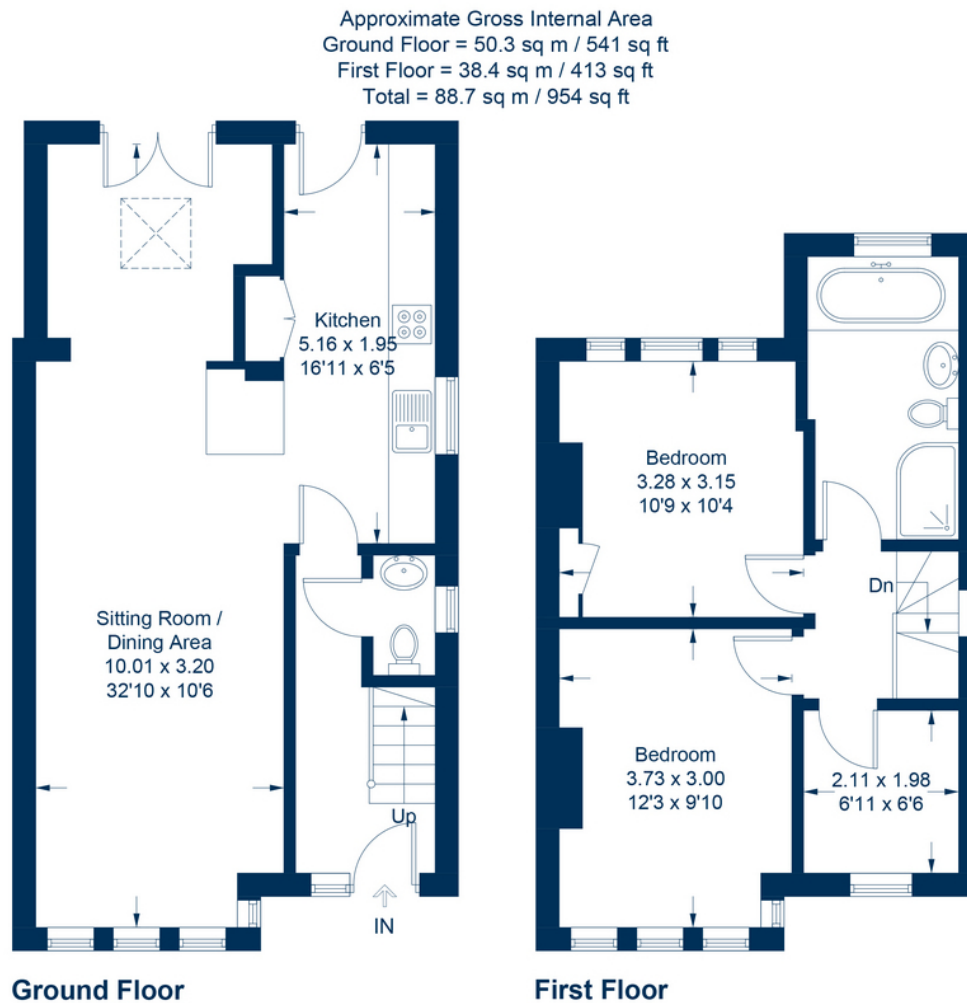
Thomas Merrifield and their clients give notice that:

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



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
SALES LETTINGS