



1 Beaufort Close, Didcot, OX11 8TS

£320,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Coming to the market for the first time in over fifty years and benefiting from no onward chain, is this sizeable three bedroom family home located within the established Fleet Meadow development.

On the ground floor the property comprises kitchen, dining room and a spacious lounge area with patio doors opening out onto a good sized rear garden, further benefits are a downstairs cloakroom and integral garage. On the first floor there are three well proportioned bedrooms plus a family bathroom. Other benefits include driveway parking, and a separate outbuilding in the garden.

Some material information to note.

The property is connected to mains gas, electric, water and drainage. According to Ofcom ultrafast and superfast broadband is available. According to Ofcom there is coverage for all major phone providers with the possible exception of Three network. According to GOV.UK Flood risk, this property has a low food risk. For information available as per the Title register – please get in touch.

Please be advised that the current owner has made us aware that the property was previously underpinned a number of decades ago.

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.

We have not carried out a survey but please note that the property has some Artex ceilings throughout.







## Key Features

- Three bedrooms
- Semi detached
- Driveway parking
- Integral garage
- Downstairs cloakroom
- Good sized rear garden
- Council Tax Band: C
- EPC Rating: D

## The Location

The town of 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).





Approximate Gross Internal Area  
 Ground Floor = 74.5 sq m / 802 sq ft  
 (Including Garage)  
 First Floor = 51.5 sq m / 554 sq ft  
 Outbuilding = 6.6 sq m / 71 sq ft  
 Total = 132.6 sq m / 1,427 sq ft



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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