



87 Lydalls Road, Didcot, OX11 7DT
£350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offering vast scope and potential to refurbish and renovate throughout, is this 1960's three-bedroom, semi-detached home located within this desirable town centre road. The ground floor accommodation comprises of entrance hall, sitting room, dining room, kitchen and lean to utility which offers access to the south facing rear garden and integral access to the garage. To the first floor are three bedrooms and a family bathroom. DISCLOSURE – This property has had spray foam insulation within the loft space which is likely to effect the properties mortgage-ability and has no current operating central heating system. The property is of a brick and tile construction. This property is connected to Mains electric and water – Please be advised there is currently no operating central heating system given the existing back boiler system has been condemned. The property has had spray foam insulation installed to the loft space which is likely to effect the properties mortgagability– we advise you seek independent mortgage advice regarding the matter prior to viewing. Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property (checker.ofcom.org.uk) Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low flood risk. We are not aware of any adjacent planning consents that might affect value. We have not carried out a survey however please note properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We do note that a number of ceilings throughout the property are Artexed and the garage roof is of a corrugated design which could have low levels of Asbestos. For information relating to Easements, Boundaries, Restrictions & Rights, please contact the agent.





Key Features

- END OF chain
- Within walking distance of Didcot Parkway train station
- Vast potential to renovate and extended (subject to correct planning permission)
- South facing rear garden and integral access to the garage
- Off street driveway parking
- EPC Rating E
- Council Tax Band C

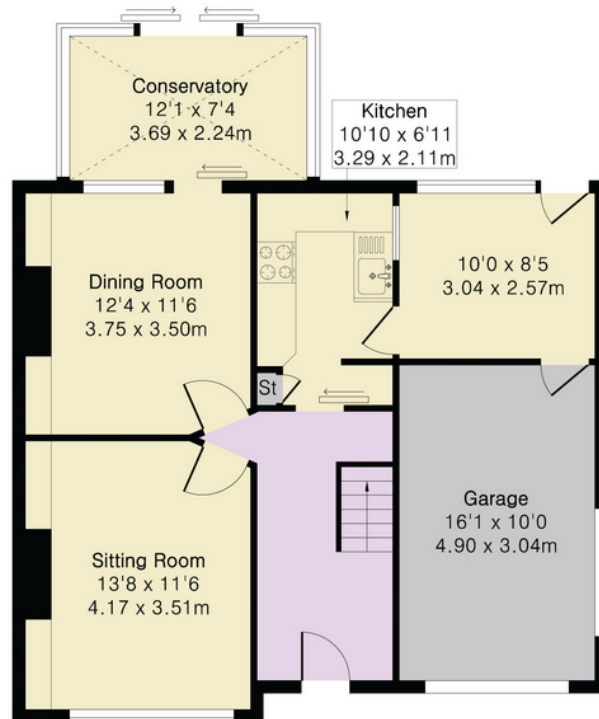
The Location

Lydalls Road is a highly sought after and convenient location, part of which falls into the Old Didcot Conservation area (number 97 lies just outside this). The road is made up of a wide variety of period and mature, well-spaced houses in larger gardens. Of particular note is the distance to Didcot Parkway, which is under quarter of a mile walk from the house and offers a high-speed rail connection to London in under 40 minutes. The Orchard Centre shopping complex and the centre of Didcot all remain within half a mile of the property.

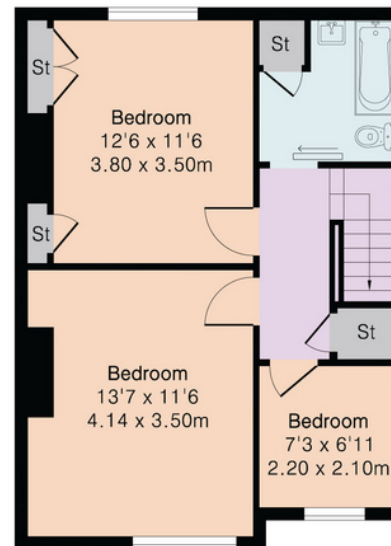
**Approximate Gross Internal Area 1317 sq ft - 123 sq m
(Including Garage)**

Ground Floor Area 835 sq ft – 78 sq m

First Floor Area 482 sq ft – 45 sq m



Ground Floor



First Floor

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.

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