



2b Cherry Tree Road, Didcot, OX11 6DG

Guide Price £380,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in the popular Great Western Park development is this sizeable three bedroom town house located on Cherry Tree Road.

Built to Taylor Wimpey's 'Ashton G' design, the property comprises accommodation of entrance hallway, kitchen, cloakroom and a spacious lounge/diner with UPVC French doors leading on to the south facing rear garden. There is also parking for two cars with the additional benefit of having access to a garage.

The first floor features two well-proportioned bedrooms and a family bathroom, while the top floor is dedicated to a generously sized principal bedroom complete with a modern en-suite shower room.

For the size, location and finish to be fully appreciated this house must be viewed.

The property is connected to mains gas, electricity, water and drainage.

Broadband - according to Ofcom, Ultrafast and Fast Broadband are available (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low flood risk

For any information relating to Restrictions, Covenants or Easements from the Title Register then please do get in touch.

Please note floorplan is a mirror image of one shown.



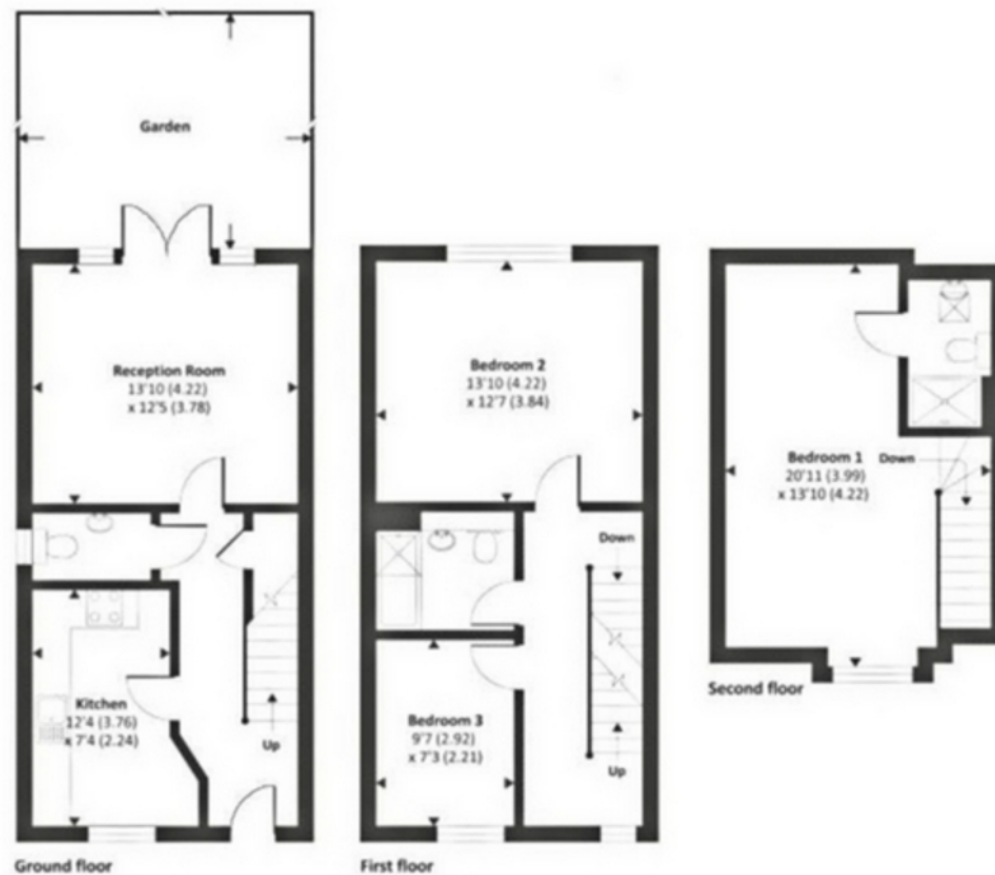


Key Features

- Three bedroom town-house.
- Private driveway with access to a garage.
- En-suite in master room.
- Close proximity to local shops.
- EPC Rating B
- Council tax C

The Location

The Great Western Park development, set in the vibrant town of Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station) schools, shops, sports pitches, play areas, community centre, a health facility and a new district centre. 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.



Approx. gross internal floor area 1084 SQFT / 100.7 SQM
 Approx. gross external floor area 1295 SQFT / 120.3 SQM

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

THOMAS
 MERRIFIELD
 SALES LETTINGS