



Freeman Road, Didcot, OX11 7DD

£450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Situated within this established corner of Didcot & located within the popular Brasenose area is this significantly extended four bedroom semi-detached family home.

Occupying over 1500sq ft of accommodation across two floors, the property has benefitted from rear and side extensions across both floors; adding reception rooms to the ground floors as well as additional bedrooms on the first floor.

The property comprises entrance hall, living room with open fireplace, open plan kitchen/diner with patio doors leading to the rear garden, utility and a newly refitted downstairs bathroom. On the first floor you will find four well proportioned double bedrooms with an en-suite shower room to the largest bedroom.

To the front of the property is a widened gravelled driveway offering side by side off street parking for at least to vehicles, EV charger and gated side access leading to the rear garden. To the rear of the property is a matured south facing garden with patio, lawn and timber shed.





Key Features

- 4 double bedrooms all on the first floor with en-suite shower to the principle bedroom
- South facing rear garden
- Vastly extended by the previous owners to the side and rear
- EV Car Charging point to the gravelled driveway
- Located 0.8 miles walking distance to Didcot Parkway Train Station which offers mainline services to Didcot Parkway Train Station
- EPC Rating C
- Council Tax Band: D



The Location

Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre shopping complex 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).

The property is of a brick and tile construction.

This property is connected to Mains gas, electric and water.

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 except for Three.

(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.



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