



12 Colborne Road, Didcot, OX11 0AB

£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A 1930's traditional three-bedroom semi-detached family home located within the desirable & established sector of Didcot. Having been extended to the rear via a pitched roof single storey extension in 2017; the properties accommodation is spread across two floors with the ground floors accommodation comprising of an entrance hall, private sitting room with bay window and log burner, open planned kitchen dining room with fitted wood burner, stone work tops, integrated appliances and bi-folding doors leading to the matured rear garden. Furthermore, there is a downstairs shower room with three-piece suite to the ground floor. On the first floor are three well proportioned bedrooms with a family bathroom all accessible via the landing. To the rear of the property is an easterly & matured rear garden laid mostly to extended patio and lawn with mature shrub lined border. To the bottom of the garden is a purpose built annexe with sleeping accommodation, shower room and kitchenette offering perfect space for older children or as a home office. Other benefits to its sale include double glazed windows throughout the majority of the rooms, gas central heating as well as it coming to the market with NO ONWARD CHAIN. Some material information to note: Gas central heating. Mains water, electricity and drainage. Ultrafast broadband is available at the property. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode; with the possible exception of three. The government portal generally highlights this as a very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. 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.





Key Features

- No onward chain
- Timber built outbuilding with annexe opportunity as well as use of flexible home office space
- Gas centrally heated
- Extended to the rear to create additional downstairs living space with bi-folding doors on to the rear garden
- Integrated kitchen
- Driveway parking to the front of the property
- EPC Rating C
- Council Tax C

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 1004 sq ft - 93 sq m
(Excluding Outbuilding)**

Ground Floor Area 612 sq ft – 57 sq m

First Floor Area 392 sq ft – 36 sq m

Outbuilding Ground Floor Area 214 sq ft – 20 sq m

Outbuilding First Floor Area 101 sq ft – 9 sq m



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