



21 Drake Avenue, Didcot, OX11 0AD
£399,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



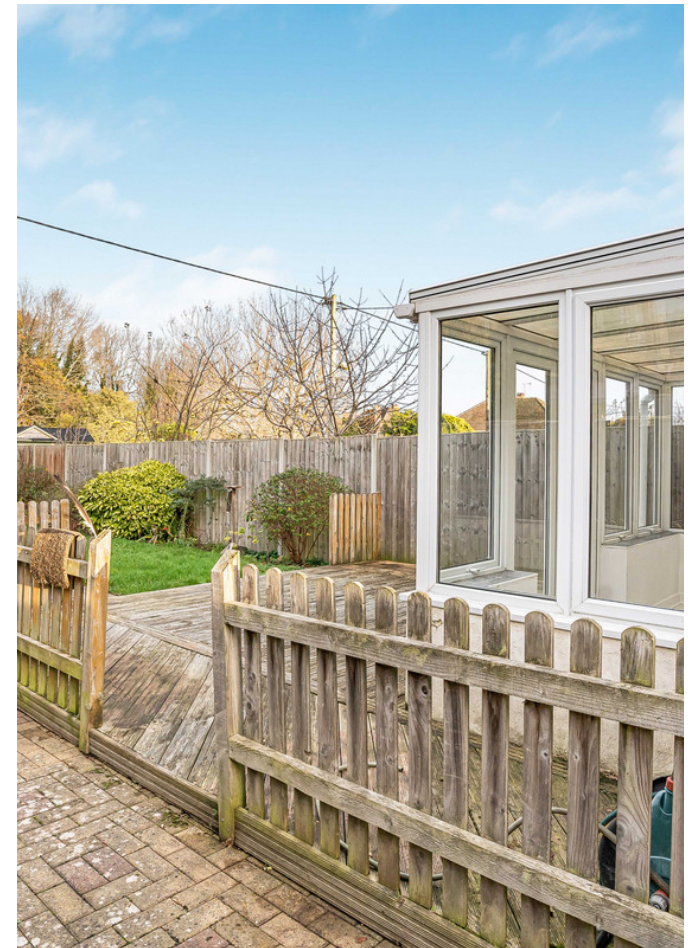
The Property

A well presented, extended, mature semidetached house offering free flowing family accommodation with a good sized living room opening to a generous kitchen dining room with conservatory beyond. In addition there is a separate snug style sitting room, a useful laundry room with an additional shower and cloakroom facility. Other points of note include a large garden with "garage sized" outbuilding, gas central heating and UPVC double glazed replacement windows.

Drake Avenue is made up of a range of mature semi detached houses set in good sized gardens. A variety of local shops including a Sainsbury's local are within 500 m of the property on Wantage Road. Central Didcot The Orchard Centre and Didcot Parkway railway station together with local schools are all within 1 mile of the property.

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. 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

- Three bedrooms
- Snug style sitting room
- Large family living room
- Kitchen dining room
- Conservatory
- Double glazed UPVC windows
- Gas central heating
- Utility/cloakroom/shower room
- Large garden
- EPC Rating D. Council Tax D

The Location

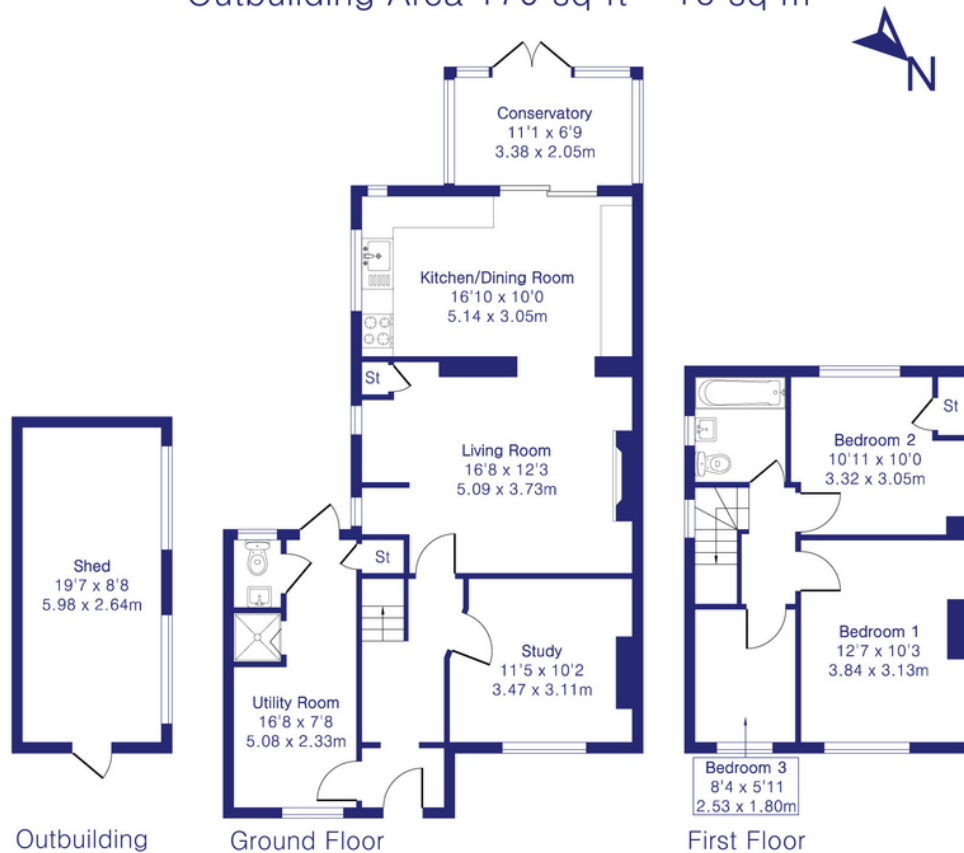
Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 called the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in 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 1193 sq ft - 111 sq m
(Excluding Outbuilding)**

Ground Floor Area 809 sq ft – 75 sq m

First Floor Area 384 sq ft – 36 sq m

Outbuilding Area 170 sq ft – 16 sq m



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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