



4 Abbott Road, Didcot, OX11 8HU

£329,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



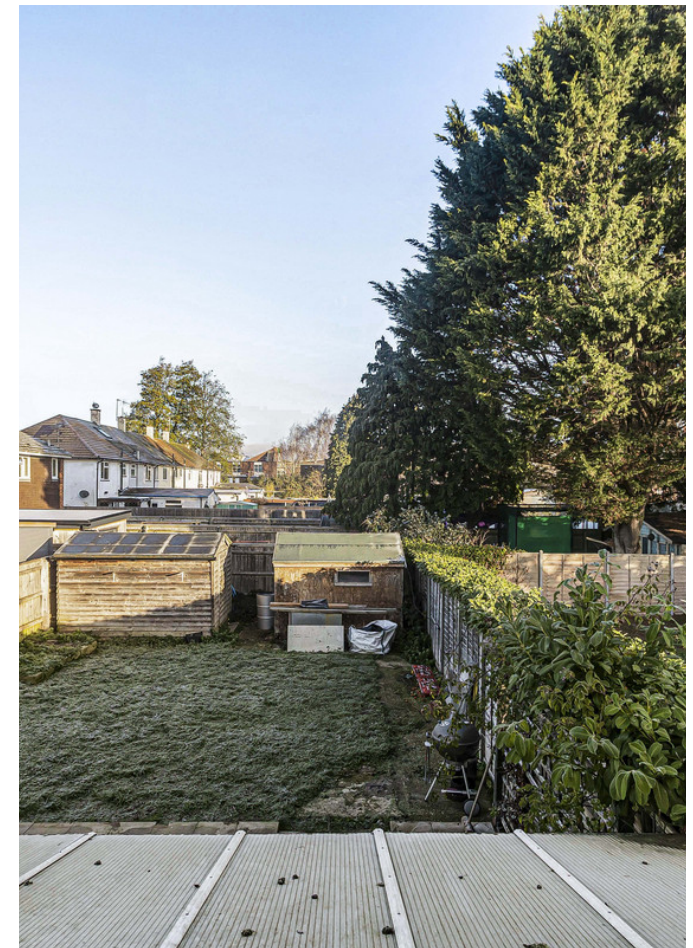
The Property

A good sized three bedroom semi detached house with attached garage offering scope for updating and improvement quietly situated in this convenient and popular location close to local schools and shops. The property has the advantage of a ground floor shower room, utility area, a large conservatory and a good size kitchen dining room. There is gas central heating and UPVC double glazed windows.

Abbott Road is a quiet location on the southern side of town less than a quarter of a mile from local shops at Cockcroft Road and under one mile away from both the Orchard Centre and Didcot Parkway railway station.

Material information: The property is of a non-standard Laing Easiform poured concrete construction. It is connected to mains gas, electricity, water and drainage. According to Ofcom checker ultrafast broadband is available at the property. According to Ofcom checker there is good service on a range of mobile providers. According to GOV.UK the property is subject to low flood risk. For any further information relating to the register of title on the property then please contact Thomas Merrifield Didcot. 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. We have not carried out a survey but please note that the property has some Artex ceilings throughout.





Key Features

- Three bedrooms
- Good sized kitchen/dining room
- Conservatory
- Ground floor shower room/cloakroom
- Gas central heating
- Double glazed windows
- Attached Garage
- Driveway parking
- Good sized garden
- Council Tax C

The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that 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, approx. 40 minutes.

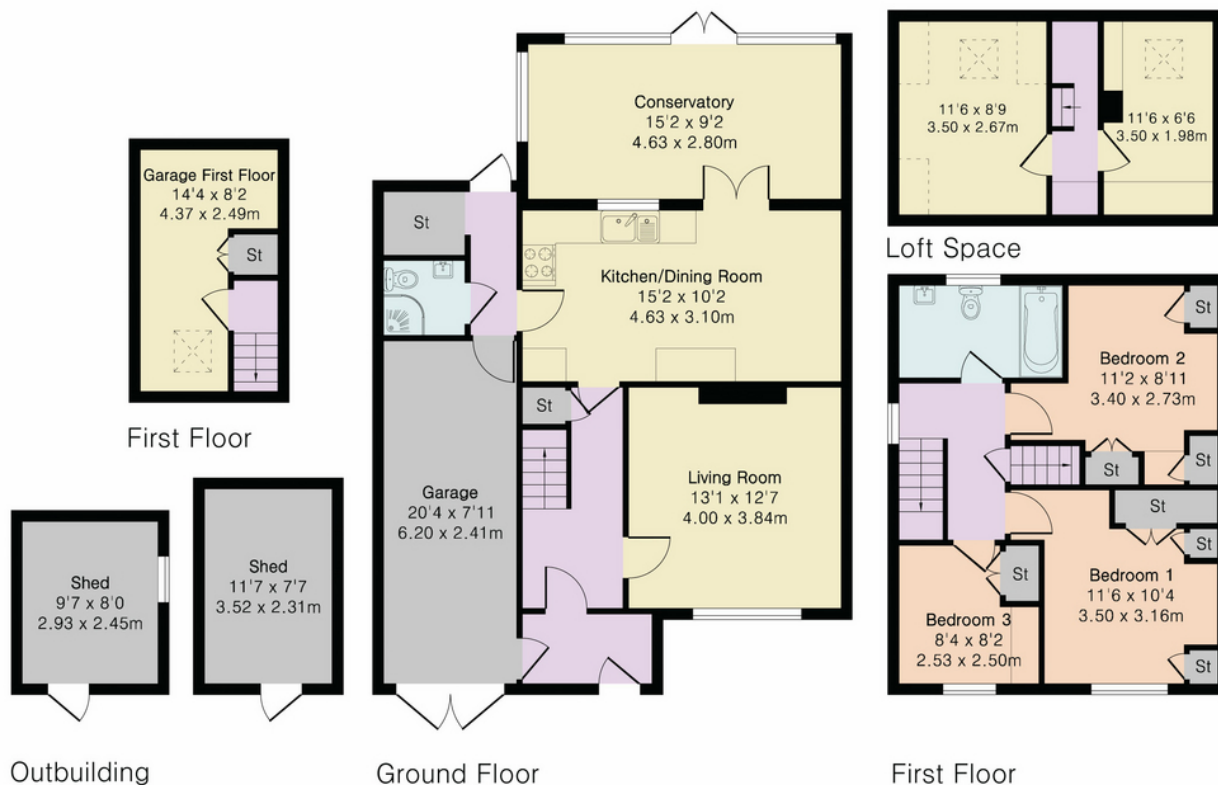
**Approximate Gross Internal Area 1682 sq ft - 156 sq m
(Excluding Outbuilding)**

Ground Floor Area 904 sq ft – 84 sq m

First Floor Area 564 sq ft – 52 sq m

Loft Space Area 214 sq ft – 20 sq m

Outbuilding Area 165 sq ft – 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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