



### 55 Campion Hall Drive, Didcot, Oxfordshire, OX11 9RL

Offered for sale with no onward chain is this very tidy two double bedroom end terrace house with good size low maintenance garden, situated in a cul-de-sac location on the Fleet meadow development. The property comprises entrance hall, kitchen with new oven, lounge-diner, bathroom, and two very good size bedrooms. To the rear of the property there is a low maintenance garden offering a very private aspect & shed. The property has upvc double glazed windows, has been recently re-decorated, and offers new carpets.

The town of 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 and there is also an excellent mainline train service into London Paddington, approx. 40 minutes. The property also offers access to the highly regarded independent preparatory and senior schools in both Abingdon and Oxford as well as the Europa school in Culham and the primary and secondary schools locally in Didcot.

**Price £227,000**

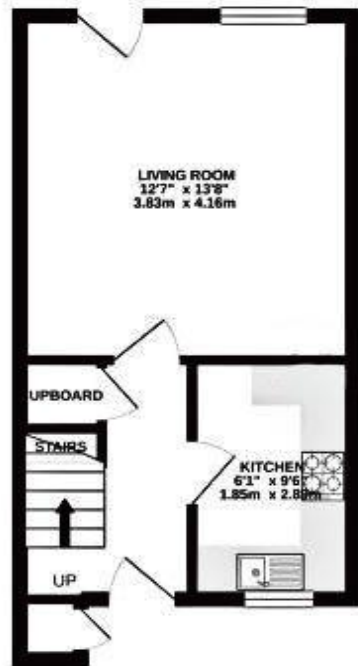
**THOMAS  
MERRIFIELD**

**SALES LETTINGS**

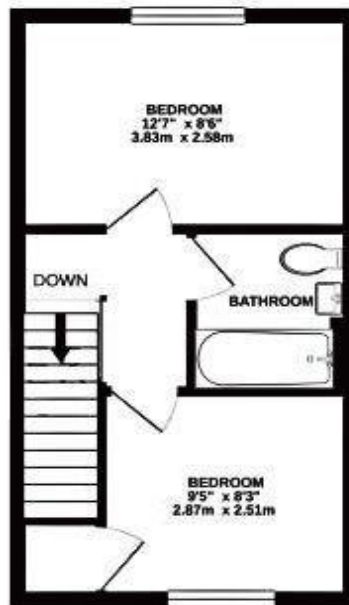
103 Broadway, Didcot, Oxon, OX11 8AL  
didcot@thomasmerrifield.co.uk  
Tel: 01235 813777



**GROUND FLOOR**  
296 sq. ft. (27.5 sq.m.) approx.



**1ST FLOOR**  
289 sq. ft. (26.9 sq.m.) approx.



**TOTAL FLOOR AREA: 585 SQ/FT (54.4 SQ.M.) APPROX.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, masses and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for RPAK only purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metaphor 1/2021



- Two double bedroom end terrace house.
- No onward chain.
- Cul-de-sac location.
- Tidy presentation throughout.
- Good size low maintenance garden offering a very private aspect.
- UPVC double glazed windows.
- Local Authority: South Oxfordshire District Council
- Council Tax Band: C
- Tenure: Freehold

**Important Notice**

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.