



DOUGLAS & SIMMONS

30, Middle Furlong,  
Didcot, Oxfordshire



## 30 Middle Furlong, Didcot, Oxfordshire, OX11 7SL

### Guide Price £277,500 Freehold

A two bedroom semi detached property (nearly detached) situated at the end of a cul-de-sac position with the benefit of no ongoing chain and with vacant possession.

- Previously a successful rental property through our company (Investors please ask for details)
- Good sized enclosed garden
- No onward chain
- Attached garage and parking space
- En suite the the main bedroom
- Living room opening to the garden
- Fitted kitchen with appliances
- Excellent Road and Rail Links



### LOCATION

Twinned with Meylan in south east France, Didcot is a popular market town which has been the subject of great investment and development, renowned for its association with the Great Western Railway, now having the benefit of a very comprehensive range of facilities and amenities to include the recently added Orchard shopping centre, Sainsburys and Tescos supermarkets, banks, new health centres, community hospital, dentists, churches, leisure facilities including a cinema, sports centre, and indoor swimming pool as well as a good selection of pre-school and primary education and also secondary all girls' and boys' schools with Didcot Girls and St Birinus. Didcot has excellent road links via the A34 Oxford Winchester route leading to the M40 (North) and M4 (South) at nearby Milton where there is also the extensive Milton Business Park, as well as main line links via Didcot Parkway providing easy commuting to Oxford, Reading and London (Paddington c.45 mins). Ladygrove itself also has a precinct of amenities including a pub, dentist, take away and nursery school as well as two popular modern primary schools. Further information on the town can be found at [www.didcot.com](http://www.didcot.com).



## DESCRIPTION

A two bedroom linked semi detached (nearly detached) property situated at the end of a cul-de-sac position with the benefit of no ongoing chain. Major features of note include an attached single garage and parking, as well as a good sized enclosed rear garden.

To the first floor there are two bedrooms, both have built in wardrobes and the main bedroom has an en suite shower facility. There is also a separate bathroom. To the ground floor there is a good sized living/dining room which opens to the garden, a kitchen to the front elevation which has some freestanding appliances, and an entrance hall.

Previously a successful rental property through our company, please ask our office for details. EER-D.

## SERVICES

All mains services connected.  
Gas fired central heating via combi-boiler.

## FLOOR AREA

734.00 sq ft

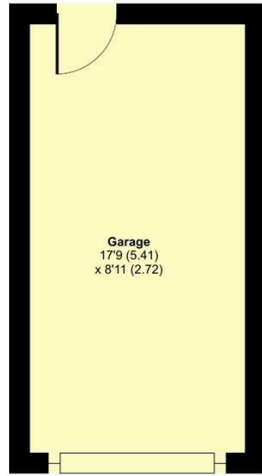
South Oxfordshire District Council  
COUNCIL TAX BAND C



# Middle Furlong, Didcot, OX11 7SL

Approximate Area = 734 sq ft / 68.1 sq m (includes garage)

For identification only - Not to scale



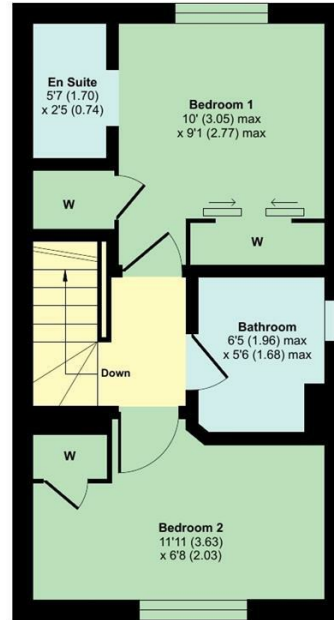
Garage  
17'9 (5.41)  
x 8'11 (2.72)



GROUND FLOOR

Sitting Room  
15'10 (4.83) min  
x 11'10 (3.61) max

Kitchen  
7'6 (2.29) max  
x 7'5 (2.26)



FIRST FLOOR

En Suite  
5'7 (1.70)  
x 2'5 (0.74)

Bedroom 1  
10' (3.05) max  
x 9'1 (2.77) max

Bedroom 2  
11'11 (3.63)  
x 6'8 (2.03)

Bathroom  
6'5 (1.96) max  
x 5'6 (1.68) max



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Douglas and Simmons Ltd. REF: 864289

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## DIRECTIONS TO OX11 7SL

SAT NAV to OX11 7SL and drive to the end of the close.

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

### Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

- The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
- All measurements are approximate. **GRD/rd**

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents  
Douglas and Simmons

www.  
the  
londonoffice.co.uk  
40 ST JAMES'S PLACE SW1



25 Market Place  
Wantage  
Oxfordshire  
OX12 8AE  
Tel: 01235 766222  
email: sales@douglasandsimmons.co.uk  
www.douglasandsimmons.co.uk

26 Market Place  
Wantage  
Oxfordshire  
OX12 8AE  
Tel: 01235 766222  
email: lettings@douglasandsimmons.co.uk  
www.douglasandsimmons.co.uk

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