



27 Churchill Road, Didcot, OX11 7BU

£220,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Offered to market with no onward chain is this spacious first floor maisonette with large private garden and garage situated in one of the more established parts of the town.

The property comprises of entrance hall with storage cupboard with stairs leading up to the first floor, where there are two bedrooms, bathroom, a light and airy living room and a good sized kitchen diner. Additional benefits include a private and generous sized garden, garage, UPVC double glazed windows and gas fired central heating. For the size and location to be appreciated a viewing is highly recommended.

Some material information

Tenure - Leasehold

The property is of a brick construction and is connected to mains gas, electric and water.

999 year lease from 1966 with a £12.50 ground rent payable annually and £330 annual building insurance. Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)) Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)) According GOV.UK Flood Risk, this property has a very low flood risk.

We are not aware of any adjacent planning consents that might affect value. We have not carried out a survey however please note properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. For any further information relating to 'Register of Title' then please contact the estate agent.



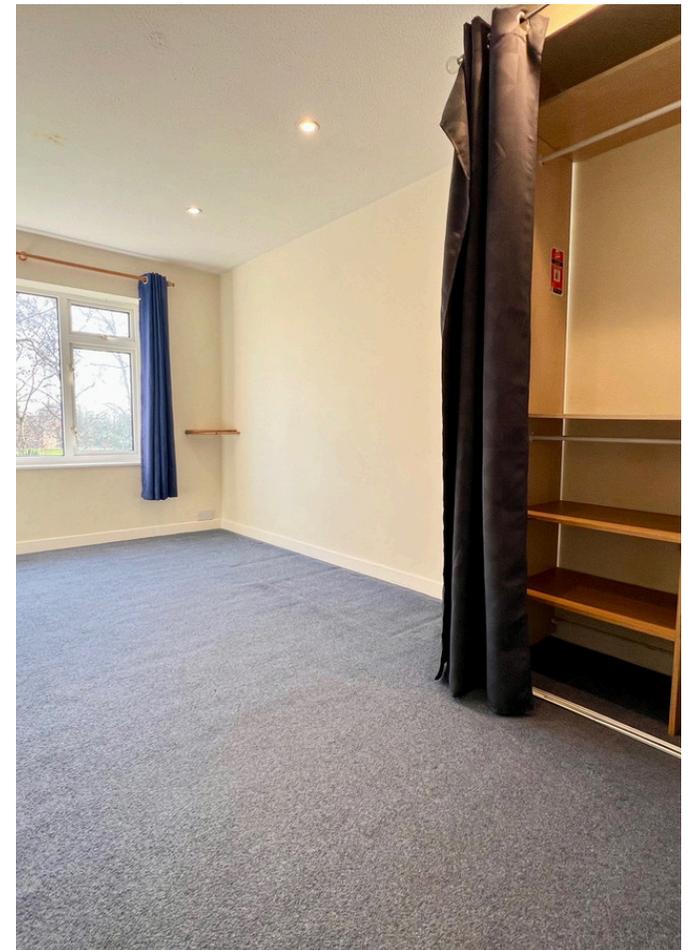


## Key Features

- Offered to the market with no onward chain.
- Two bedroom first floor maisonette.
- Spacious kitchen diner.
- Large garden.
- Light and airy living room.
- Garage.
- Tenure - Leasehold.
- 999 Year Lease from 1966
- Building Insurance £330.00 per annum
- Ground Rent: £12.50 per annum

## The Location

Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre shopping complex 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).



Thomas Merrifield and their clients give notice that:

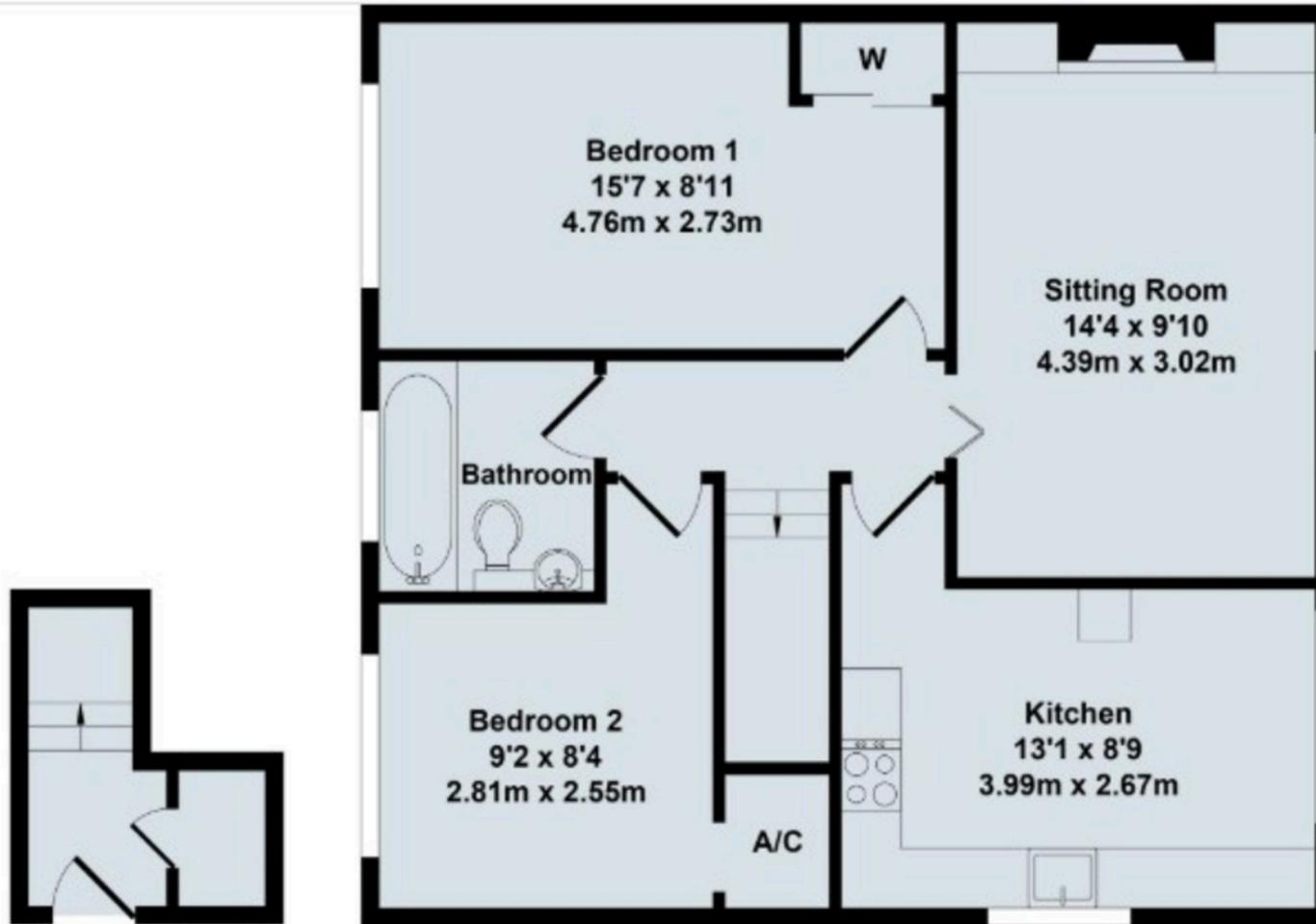
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Didcot Office**  
103 Broadway, Didcot  
Oxfordshire, OX11 8AL

T 01235 813 777  
E [didcot@thomasmerrifield.co.uk](mailto:didcot@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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Ground Floor

First Floor

**Total Approx. Floor Area 842 Sq.Ft. (78.26 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"