



11 Edinburgh Drive, Didcot, OX11 7HS  
£319,950 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A good sized and particularly well presented semi-detached house with 20m (65ft) garden, driveway parking for multiple vehicles and a large garden workshop enjoying a highly convenient yet quiet location within a few metres of the Orchard Centre and town centre shops and under half a mile from Didcot Parkway.

This well established mature property has been comprehensively updated and features gas central heating, double glazed replacement windows, a re-fitted kitchen and bathroom, a useful utility room and two double bedrooms each with built-in wardrobes.

Material information:

Tenure: Freehold

Property is of poured concrete construction beneath a tiled roof and is connected to mains gas, electricity, water and drainage. According to Ofcom, there is up to ultrafast broadband available at the property ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to Ofcom there is good coverage on a range of phone providers ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to GOV.UK flood risk, there is a low flood risk at 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. Please note this property has Artex ceilings. For any further information relating to 'The Register of Title' then please contact the estate agent.





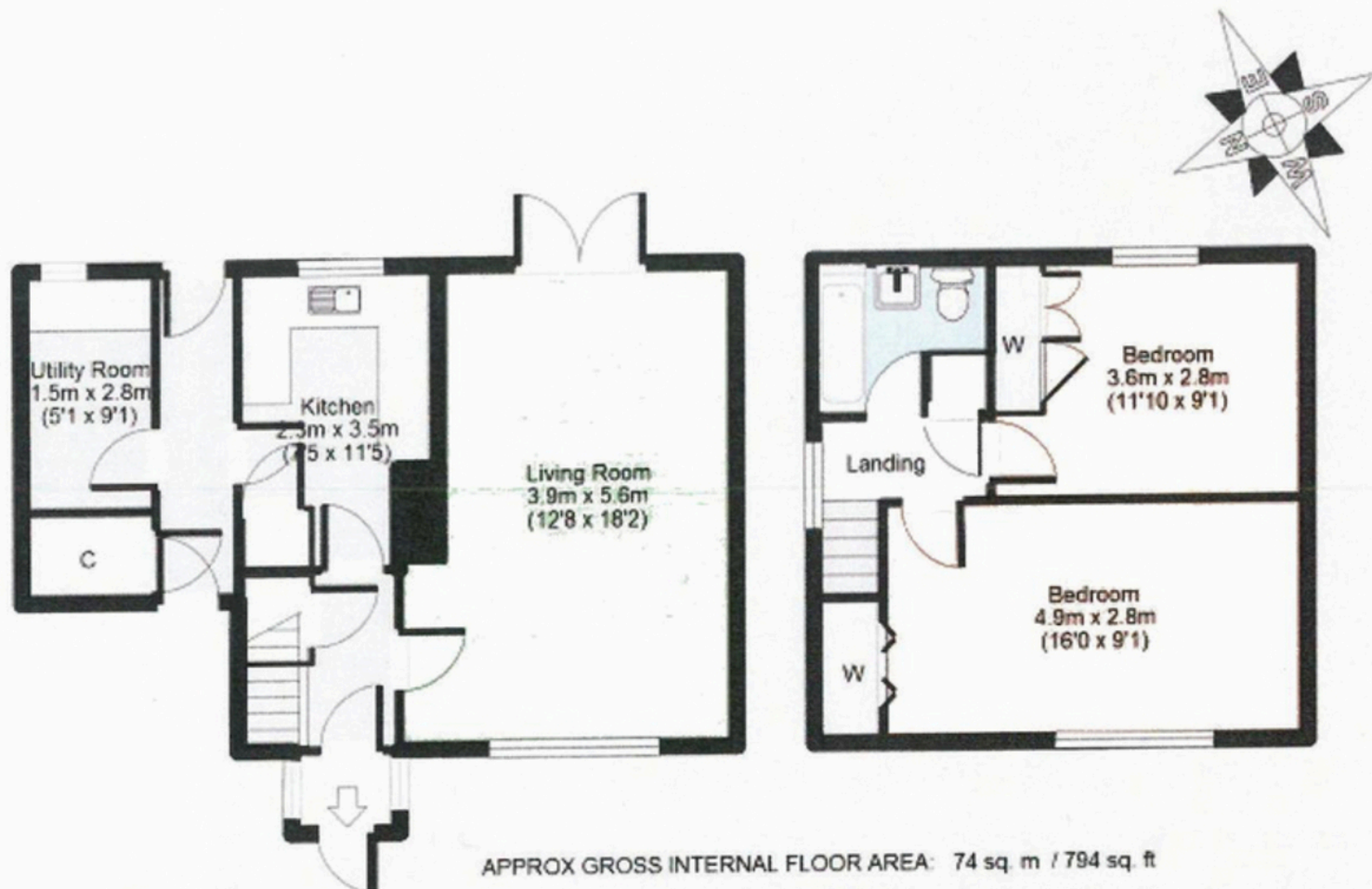
## Key Features

- Chain free
- Two double bedrooms
- Large living room with open fireplace
- Re-fitted kitchen with integral oven and hob
- Refitted bathroom
- 20m (65 ft) rear garden
- Gas central heating
- Double glazed replacement windows
- Council Tax: C

## The Location

Edinburgh Drive is made up of a variety of two and three bedroom semi-detached properties in a highly convenient central 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 and there is also an excellent mainline train service into London Paddington approx. 45 minutes.





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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