



121 Lydalls Road, Didcot, OX11 7EA
£259,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A rarely available Victorian cottage property, quietly situated within the "Old Didcot" conservation area offered for sale with no onward chain.

Updated over recent years, yet retaining a wealth of character, including an open fireplace and boarded floors, the cottage also has the advantage of being completely re-roofed in slate earlier this year. Further points of note include gas central heating, UPVC double glazed windows and a south facing 70 ft cottage garden.

On street residents only parking with permit is available to all homeowners. Lydalls Road together with neighbouring Manor Road formed the original village of Dudcote which with the advent of the railway evolved into the now thriving town of Didcot. This location still retains a more tranquil village vibe yet remains ideally placed for access to the town amenities with the Orchard Centre being under half a mile walk away and Didcot Parkway just over 500 m distant on foot.

This property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property (checker.ofcom.org.uk) Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. (checker.ofcom.org.uk) GOV.UK Flood Risk advises this property has a very low flood risk. For information relating to Easements, Boundaries, Restrictions & Rights, please contact the agent. Please be advised that the property has on street parking subject to a resident's permit. Adjacent properties have a right access path at the rear of the property via a secure timber gate. Having been improved and extended some of which will have been before 1999, there is a possibility of low levels of asbestos being present. The property falls within a conservation area.





Key Features

- Two double bedrooms
- Character features, including fireplace & boarded floors
- Dining room opening to kitchen
- Gas central heating
- Double glazed replacement windows
- On street parking with residents permit
- 70 foot southing facing cottage garden
- Conservation area
- Council Tax Band: C
- EPC Rating: D

The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which 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 from Didcot Parkway (approx. 40 minutes).



**Approximate Gross Internal Area 711 sq ft - 66 sq m
(Excluding Outbuilding)**

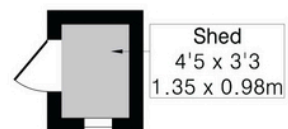
Ground Floor Area 419 sq ft - 39 sq m

First Floor Area 292 sq ft - 27 sq m

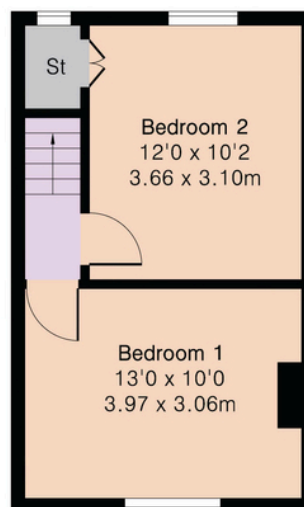
Outbuilding Area 14 sq ft - 1 sq m



Ground Floor



Outbuilding



First Floor

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.

Didcot Office

103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777

E didcot@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS