



Park Road, Didcot, OX11 8QW

£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A particularly well-presented bay fronted three bedroom semi-detached house offering extended and reconfigured accommodation together with a large west facing garden situated in this popular location close to local amenities.

Dating from the 1930's the property has been enlarged and updated to offer stylish accommodation, combining some original features with contemporary accents, including an impressive open-plan kitchen/dining space complete with island and French doors opening to the west facing gardens.

Other features include a ground floor cloakroom, double glazed replacement windows, gas central heating and a garage.

Park Road is a popular location made up of more mature and individual properties on the western side of town. Local schools and shops are close at hand whilst the Orchard Centre and railway station are within 1 mile of the property.





Key Features

- Impressive West facing garden with a depth of 40m+ (130ft+)
- Ground floor cloakroom
- Stylish open-plan Kitchen/dining room
- Three bedrooms
- Driveway parking and Garage
- Gas central heating
- Double glazed replacement windows
- Council Tax Band C
- EPC Rating: C



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).

The property is connected to mains gas, electricity, water and drainage. Broadband - according to Ofcom, Ultrafast Broadband is available (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage (checker.ofcom.org.uk) with possible exception of three.

According GOV.UK Flood Risk, this property has a very low flood risk. For further information relating to the Register of Title please get in touch with the agent. 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. We have not carried out a survey.



**Approximate Gross Internal Area 958 sq ft - 89 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 548 sq ft – 51 sq m

First Floor Area 410 sq ft – 38 sq m

Garage Area 164 sq ft – 15 sq m

Outbuilding Area 91 sq ft – 8 sq m



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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