



121 Broadway, Didcot, OX11 8AL

Offers Over £300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

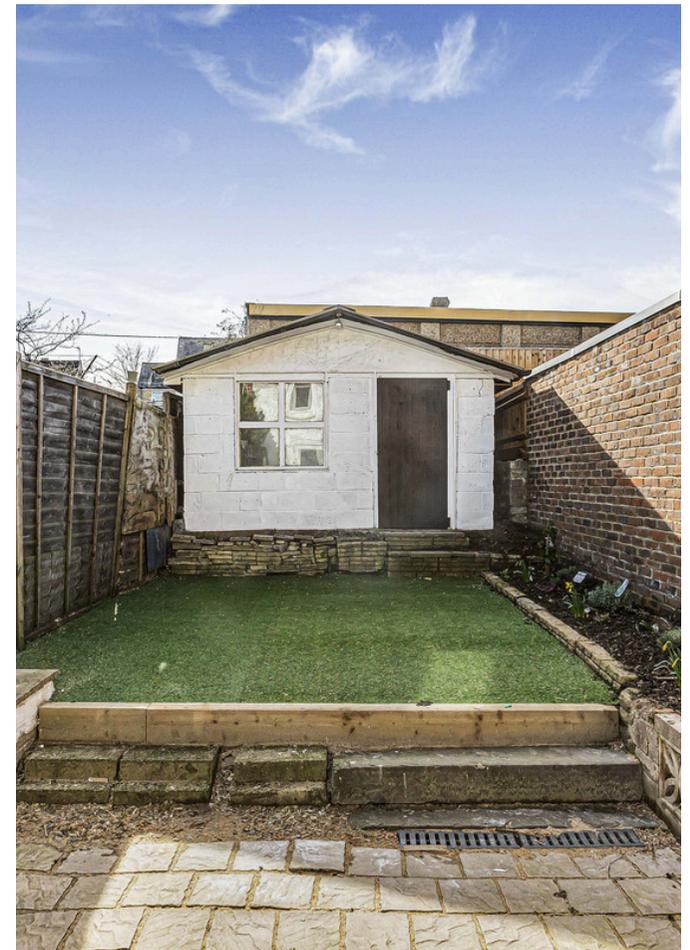
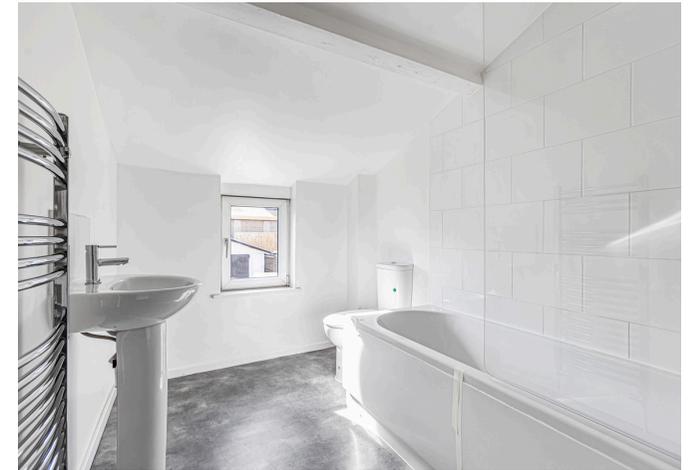
Dating from the late 1800's this pretty and unique property offers good sized accommodation within a highly convenient town centre location.

Having benefitted from significant renovation throughout within recent months; the property offers accommodation across three floors, with the addition of a small extension to the rear adding a utility room, together with a loft conversion creating a sizeable double bedroom.

The ground floor accommodation offers a sitting room, kitchen/breakfast room with newly fitted kitchen, boot room with access to the enclosed rear garden, utility room and cloakroom. On the first floor are two double bedrooms and a refitted family bathroom with three-piece suite. A staircase from the main landing leads to a double bedroom on the top floor. A south facing tiered rear garden is accessible via the boot room and is laid mostly to patio, artificial lawn and flower beds. There is also an outbuilding lending itself to storage or as a workshop. Other benefits to its sale include NO ONWARD CHAIN, gas central heating and UPVC double glazing throughout.



The property is connected to mains gas, electricity, water and drainage. Broadband - according to Ofcom, Standard to Ultrafast Broadband are available (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage with the possible exception of three (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low risk of flooding. 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. The property does not have off street parking.



Key Features

- Convenient town centre location within short walking distance to Didcot Parkway Train Station
- Three double bedrooms
- Refurbished internal decor, including new bathroom and kitchen
- Elevated position from the road
- Gas centrally heated and UPV double glazing
- No onward chain
- No off-street parking
- Council Tax Band: B
- EPC Rating: D

The Location

This part of Broadway falls within the Northbourne conservation area and is particularly convenient for access to the Orchard Centre Didcot Parkway and other central town amenities.

Didcot offers comprehensive leisure and sporting facilities for all ages and has a large shopping complex, the Orchard Centre with 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 approx. 40 minutes.

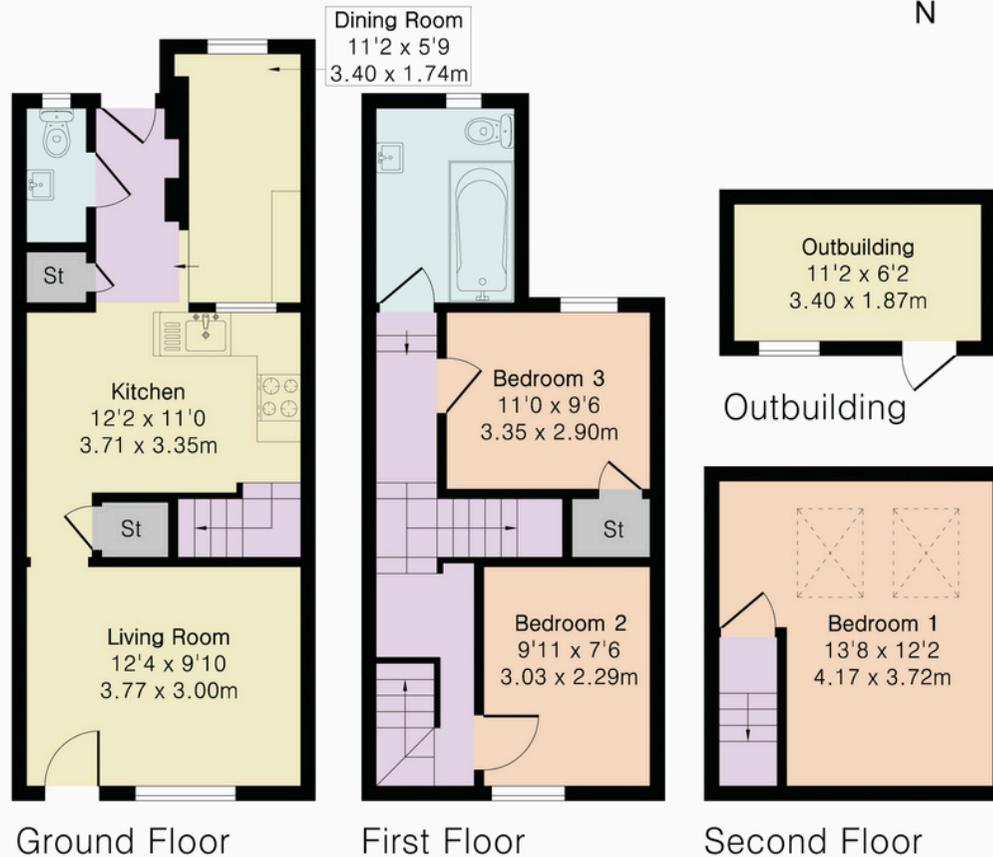
**Approximate Gross Internal Area 879 sq ft - 82 sq m
(Excluding Outbuilding)**

Ground Floor Area 390 sq ft – 36 sq m

First Floor Area 320 sq ft – 30 sq m

Second Floor Area 169 sq ft – 16 sq m

Outbuilding Area 68 sq ft – 6 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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