

55 Green Road, Didcot, OX11 8SY

£339,950 Freehold

THOMAS MERRIFIELD

SALES LETTINGS







The Property

A rarely available semi detached two bedroom bungalow quietly situated in this popular and convenient location on the south side of Didcot.

Dating from the 1960s this well maintained property features gas central heating ,UPVC double glazed replacement windows and a conservatory with solid roof at the rear. Green Road is a quiet road made up of a variety of bungalows and houses of varying design well placed for local amenities with a parade of shops at Cockcroft Rd just half a mile distant. The centre of town, The Orchard Centre and Didcot Parkway offering a mainline connection to London Paddington in under 40mins are all within 1 mile.

Material information.
Tenure - Freehold. The property has gas central heating and is connected to mains water, electricity and drainage. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The government portal highlights this as a very low risk/unlikely area for 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 as we have not carried out a survey. Further information relating to the 'Register of Title' can be requested from the estate agent.







Key Features

- Two double bedrooms
- Conservatory
- Gas central heating
- Double glazed replacement windows
- 45-ft rear garden
- Full width block paved driveway
- Council Tax Band: C

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 646 sq ft - 60 sq m



Ground 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.

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