6 Green Road, Didcot, OX11 8SX

Offers Over £425,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS

The Property

A meticulously renovated and stylishly presented three bedroom semi-detached home located within the established Older sector of Didcot.

Accommodating bedrooms across both floors, this contemporary and modern home offers flexible open-plan living space across the ground floor with an ample kitchen/dining room with peninsula island and integrated kitchen appliances, a double bedroom, cloakroom and spacious entrance hall with stairs leading to the first floor. On the first floor are two well-proportioned double bedrooms and a renovated family shower room with a ground level walk-in shower and UPVC double glazed window. Externally there is off-street driveway parking and a secure timber side gate leads to a covered walkway, which lends its self well to a storage area and leads to the main entrance to the property and rear garden which is southerly facing, predominantly lawned garden with paved footpath leading to stylishly cladded converted garage, which offers ample space as a home gym or as additional storage.

Some material information to note:
The property is of a traditional brick construction. Tenure: Freehold. Mains services - Gas, electricity, water and drainage. Flood risk - Low flood risk. Broadband speeds of standard to ultrafast are available according to Ofcom checker. Mobile and data signals are available with major providers with the exception of Three. As the property was constructed pre 1999, if Artex and floor tiles are present, low levels of asbestos may be present which is considered safe if left undisturbed- please be advised we have not conducted a survey. We are not aware of any adjacent planning consents that might affect value. For clarity on any covenants, charges or restrictions relating to the register of title then please contact the estate agent.

Key Features

- High specification renovation throughout and open planning to create contemporary accommodation
- Complete onward chain
- Driveway parking
- Southerly facing rear garden laid lawn, an area of patio and the added benefit of housing a converted home gym
- Three double bedrooms
- Located within a short walking distance of amenities and transport links
- Council Tax Band: C
- EPC Rating: D

The Location

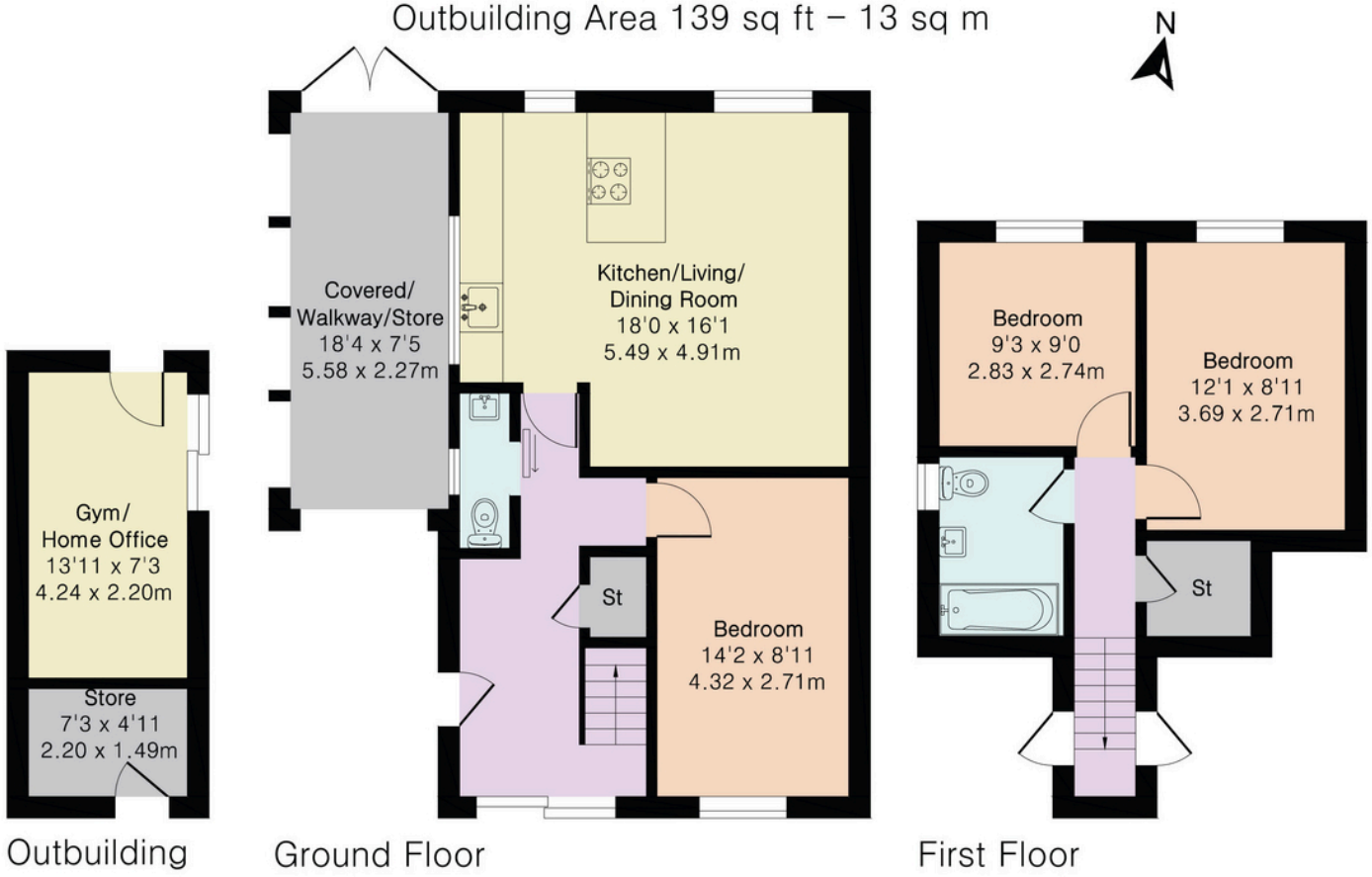
Offering countryside walks within just a few minutes from the front door, the property is positioned within an established and quiet setting of Didcot with an array of shopping and transport amenities within walkable distance. Didcot offers comprehensive leisure and sporting facilities for all ages and 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. There is also an excellent mainline train service into London Paddington approx. 40 minutes

Approximate Gross Internal Area 1020 sq ft - 95 sq m

Ground Floor Area 551 sq ft – 51 sq m

First Floor Area 330 sq ft – 31 sq m

Outbuilding Area 139 sq ft – 13 sq m



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