



5 Elm Park, Didcot, OX11 6DS

£325,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Located within a quiet cul-de-sac on the Great Western Park development is this two bedroom, two bathroom property presented to a high standard.

Built by Persimmon homes in 2015, the property is located within a few minutes from Boundary Park, which offers a great social area, as well as being within walking distance of local cafes, pubs, supermarkets and a pharmacy.

The property has been updated throughout and offers well-balanced accommodation comprising a cloakroom, modern fitted kitchen and a reception room with French doors leading to the enclosed rear garden.

On the first floor are two double bedrooms, with the principal bedroom benefiting from an en-suite shower room, in addition to a family bathroom.

Outside, there is off-road parking for two vehicles and a recently landscaped rear garden.

Some material information to note: Tenure - Freehold construction. This property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Basic and Ultrafast broadband are available at this property ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According GOV.UK Flood Risk, this property has a very low flood risk. If you require any further information relating to the 'Register of Title' these can be provided upon request.





## Key Features

- Two bedroom end of terrace house
- En-suite shower room and family bathroom
- Within walking distance of Boundary Park and local amenities
- Cloakroom
- Kitchen
- Living room with French doors to landscaped garden
- Principal bedroom with en-suite shower room
- Family bathroom
- Parking for two vehicles
- Council Tax Band: C

## The Location

The Great Western Park development set in the vibrant town of Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station) schools shops sports pitches play areas community centre a health facility and a new district centre. The town of 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 from Didcot Parkway into London Paddington - approx. 40 minutes.



Thomas Merrifield and their clients give notice that:

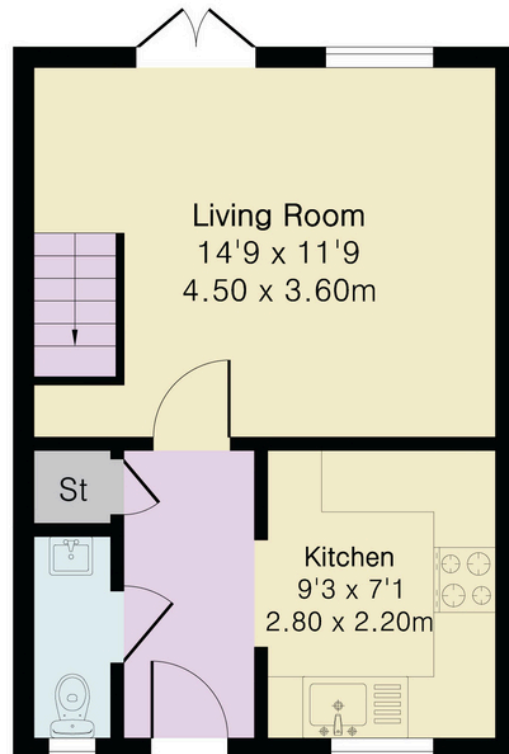
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

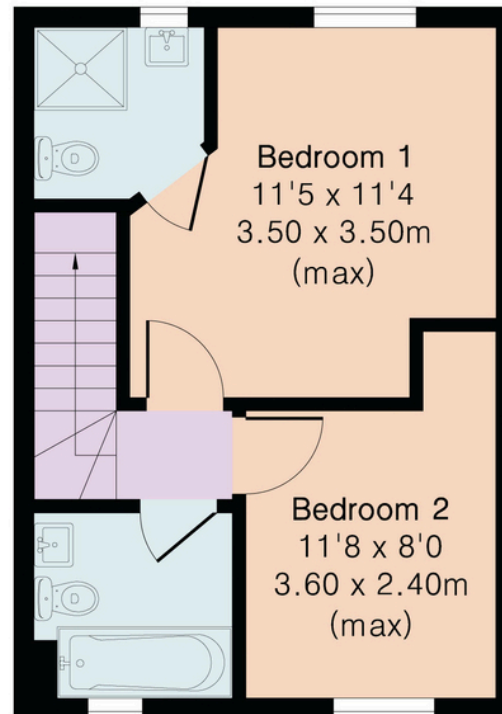
## Approximate Gross Internal Area 625 sq ft - 58 sq m

Ground Floor Area 314 sq ft – 29 sq m

First Floor Area 311 sq ft – 29 sq m



Ground Floor



First Floor

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