



26 St. Johns Close, Didcot, OX11 8DF
£300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated just 0.8 of a mile from Didcot Parkway is this well presented three bedroom end of terrace property.

The ground floor accommodation comprises of an entrance hallway, good sized kitchen/diner and a spacious living room with door out onto the garden. On the first floor there are three bedrooms and a family bathroom.

Additional benefits include gas fired central heating, UPVC double glazed windows and on street parking.

For the location and size to be appreciated a viewing is recommended.

Some material information

Tenure - Freehold

The property is of a brick construction and is connected to mains gas, electricity and water.

According to Ofcom, Ultrafast and Superfast Broadband are available at this property (checker.ofcom.org.uk) According to Ofcom, there is good coverage on a range of phone providers. (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low flood risk. We have not carried out a survey however please note properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. For any further information relating to 'Register of Title' then please contact the estate agent.





Key Features

- Three bedroom end of terrace property.
- Mature rear garden with rear access.
- Situated just 0.8 miles from Didcot Parkway.
- Spacious kitchen diner.
- Tenure - Freehold.
- Council Tax Band: C
- EPC Rating: C

The Location

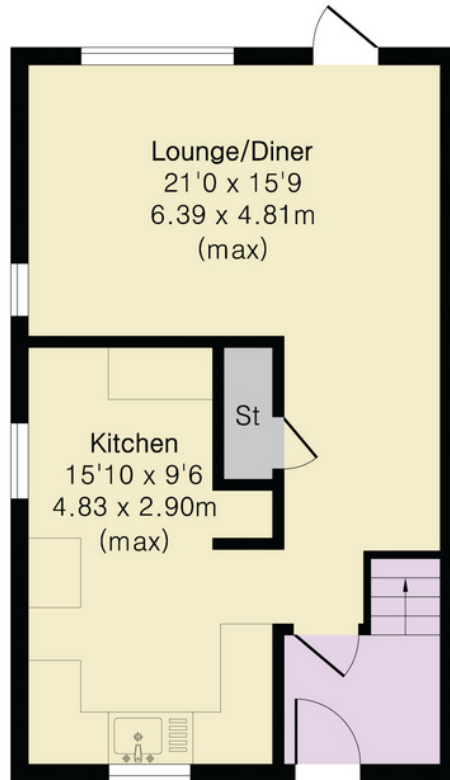
The town of Didcot offers comprehensive leisure and sporting facilities for all ages, and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead 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).



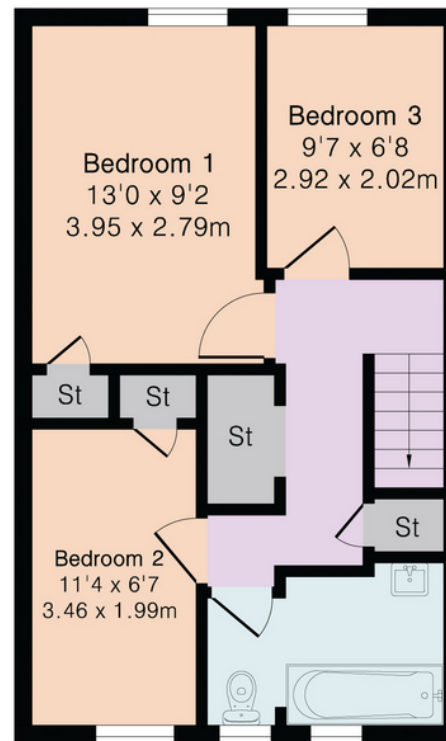
Approximate Gross Internal Area 822 sq ft - 76 sq m

Ground Floor Area 411 sq ft – 38 sq m

First Floor Area 411 sq ft – 38 sq m



Ground Floor



First 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.

Didcot Office

103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777

E didcot@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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