



18 North Road, Didcot, OX11 7EQ
£260,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered to the market with no onward chain is this well presented two bedroom mid-terrace property.

The property comprises of, entrance hall, spacious living room leading through into a kitchen diner with understairs storage cupboard. On the first floor there is a generous sized principal bedroom with built in wardrobe, a second double bedroom and a modern bathroom.

To the rear of the property is a generous sized rear garden with outbuilding with light and power.

Viewings are highly recommended.

Tenure - Freehold.

The property is of a brick build construction and is connected to mains gas, electric, water and drainage. According to Ofcom, there is standard broadband available at the property (checker.ofcom.org.uk). According to Ofcom there is good coverage on a range of phone providers (checker.ofcom.org.uk). According to GOV.UK flood risk there is a very low flood risk at the property. Please note there is a right of access for the adjoining properties in the rear garden. 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. For any further information relating to 'The Register of Title' then please contact the estate agent.





Key Features

- Offered to the market with no onward chain.
- Two good sized double bedrooms.
- Modern kitchen diner with storage cupboard.
- Spacious living room.
- Generous sized rear garden.
- Outbuilding with light and power.
- Tenure - Freehold.
- Council Tax Band: B
- EPC Rating: C

The Location

Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre shopping complex 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.

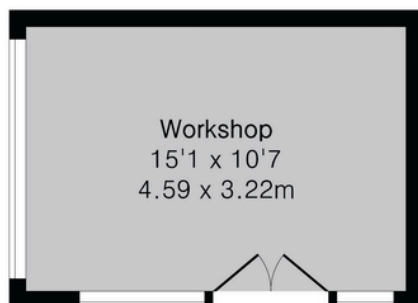


**Approximate Gross Internal Area 678 sq ft - 62 sq m
(Excluding Outbuilding)**

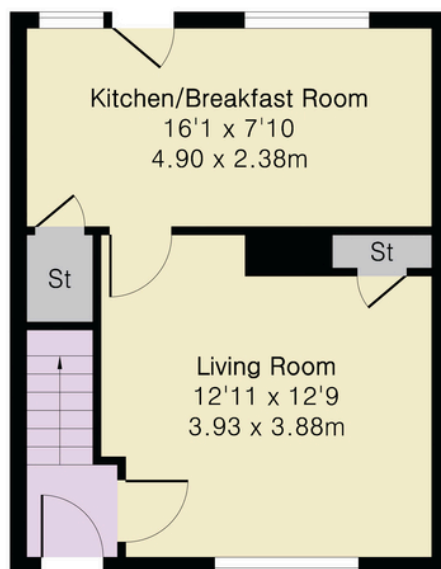
Ground Floor Area 334 sq ft – 31 sq m

First Floor Area 334 sq ft – 31 sq m

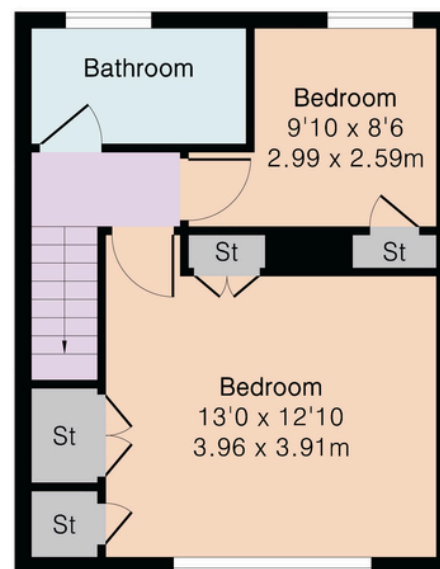
Outbuilding Area 158 sq ft – 15 sq m



Outbuilding



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

THOMAS
MERRIFIELD
SALES LETTINGS