



Glebe Road, Didcot, OX11 8PL

£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A beautifully presented and extended four bedroom family home situated in the older and more established part of the town.

The property comprises of, entrance hallway, living room, modern shower room and a statement open plan kitchen/diner with integrated appliances, separate utility room and bi-fold doors leading out onto the garden. On the first floor there are four bedrooms and a family bathroom.

Additional benefits include driveway parking, a generous sized and mature east facing rear garden with patio area with pergola, UPVC double glazed windows and gas fired central heating. For the size, location and finish to be fully appreciated a viewing is highly recommended.

Some material information to note:

Tenure - Freehold

The property is of a non-standard laing easiform construction. It is connected to mains gas, electric, water and drainage. According to Ofcom checker superfast and ultrafast broadband is available at the property. According to Ofcom checker there is a good service on a range of mobile providers. According to GOV.UK the property is subject to low flood risk. 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 on the property then please contact the estate agents.





Key Features

- Beautifully presented four bedroom family home.
- Ample driveway parking.
- Impressive open plan kitchen/diner with integrated appliances and bi-fold doors
- Modern downstairs shower room.
- Situated in one of the more established parts of the town.
- Generous sized and mature east facing rear garden.
- Separate utility room.
- Tenure - Freehold.
- 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 1380 sq ft - 128 sq m
(Excluding Outbuildings)**

Ground Floor Area 798 sq ft – 74 sq m

First Floor Area 582 sq ft – 54 sq m

Outbuildings Area 174 sq ft – 16 sq m



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