



34 Abbott Road, Didcot, OX11 8HU  
£323,950 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A good sized well presented three bedroom terraced house with 70ft (22m) rear garden, driveway parking, gas central heating and double glazing.

Quietly situated in this convenient location on the southern side of Didcot; the property features a good sized kitchen/dining room, utility room and useful ground floor shower room.

Material information: The property is of a non-standard Laing Easiform poured concrete construction. It is connected to mains gas, electricity, water and drainage. According to Ofcom checker superfast and ultrafast broadband is available at the property. According to Ofcom checker there is a good mobile coverage. According to GOV.UK the property is subject to low flood risk. For any further information relating to the register of title on the property then please contact the Thomas Merrifield Didcot. 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.





## Key Features

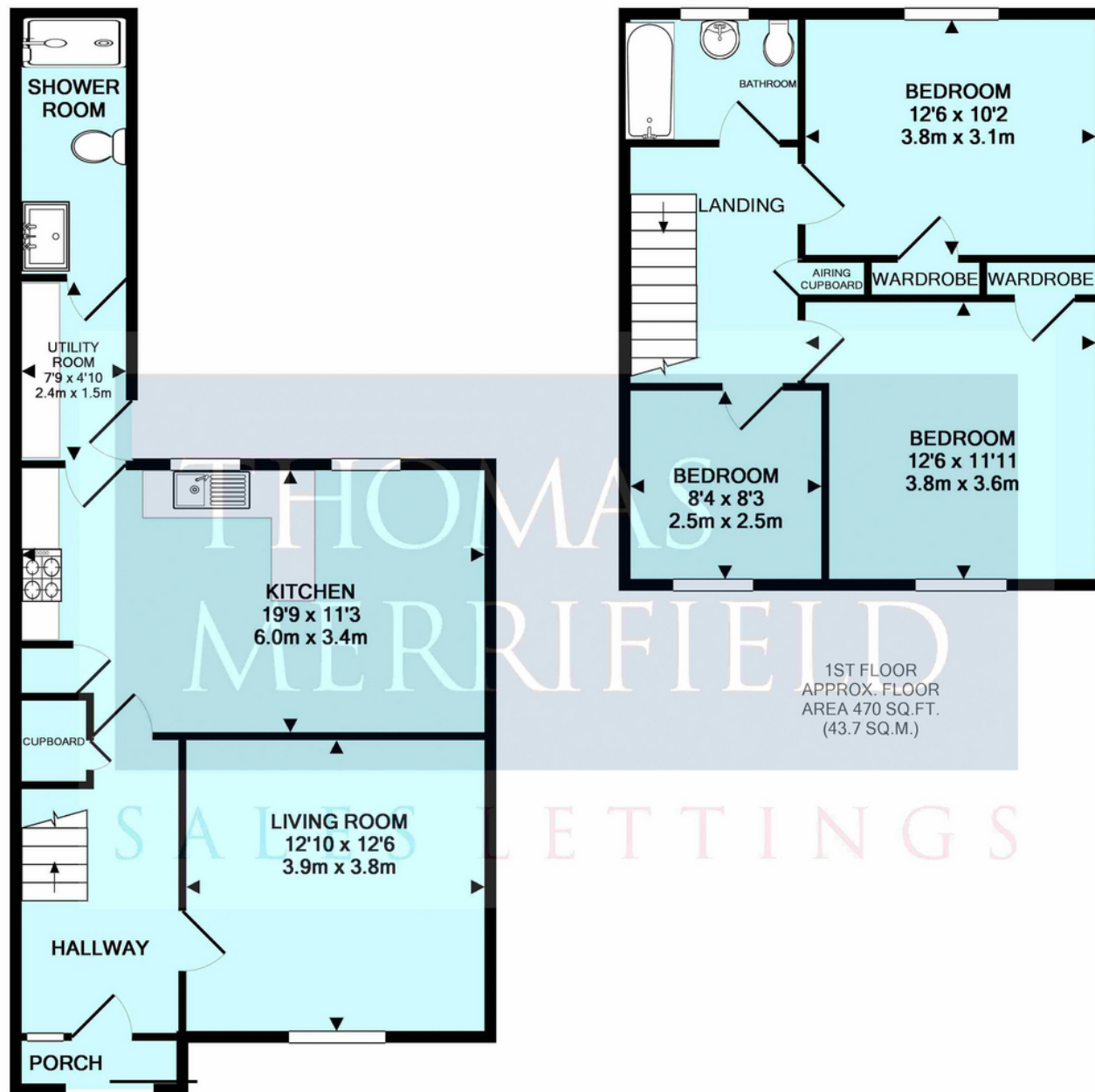
- Three bedrooms
- 70ft (22m) garden
- Good size kitchen/dining room
- Ground floor shower room
- Family bathroom
- Gas central heating
- Double glazed replacement windows
- Driveway parking
- Council Tax C

## The Location

Abbott Road is well placed for a range of local amenities whilst central Didcot, the Orchard Centre and Didcot Parkway are approximately 1 mile away.

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.





**GROUND FLOOR**  
APPROX. FLOOR  
AREA 574 SQ.FT.  
(53.3 SQ.M.)

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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.

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