



Park Close, Didcot, OX11 0AA  
£535,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





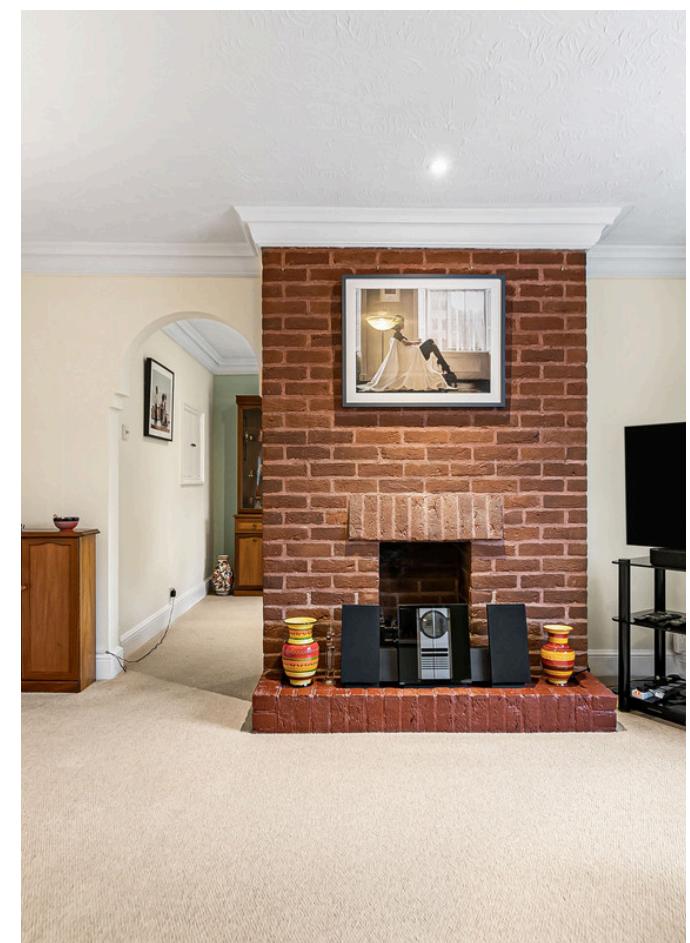
## The Property

An individual non estate detached bungalow offering particularly well appointed and beautifully presented accommodation conveniently located in an established tree-lined Road in a sought after part of Didcot.

The property was individually built in the late 1980s and has been comprehensively updated and refurbished to an exacting standard by the present owner. The bungalow features a living room, dining room, a refitted kitchen with integrated Miele appliances, an impressive suite of bedroom, shower room and garden room, family bathroom, UPVC double glazed replacement windows, a detached garage with a roller shutter door with remote control from the house, a block paved drive and private easily maintained gardens.

### Material information to note:

The property is of a brick build construction and is connected to mains gas, electric, water and drainage. According to Ofcom, there is up to ultrafast broadband available at the property ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to Ofcom there is good coverage on a range of phone providers ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)) with the possible exception of three. According to GOV.UK flood risk, there is a very low flood risk at the property. For any further information relating to 'The Register of Title' then please contact the estate agent. 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

- Two reception rooms
- Refitted kitchen
- Suite of bedroom, en-suite shower and garden room
- Family bathroom
- Fitted blinds throughout
- Gas central heating and UPVC double glazed windows
- Block paved driveway
- Garage with electric roller shutter door
- Private Gardens
- Council Tax Band: D EPC Rating: D

## The Location

Park Close is well placed for all the towns amenities with the Orchard Centre and Didcot Parkway railway station being within a mile of the property.

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



Thomas Merrifield and their clients give notice that:

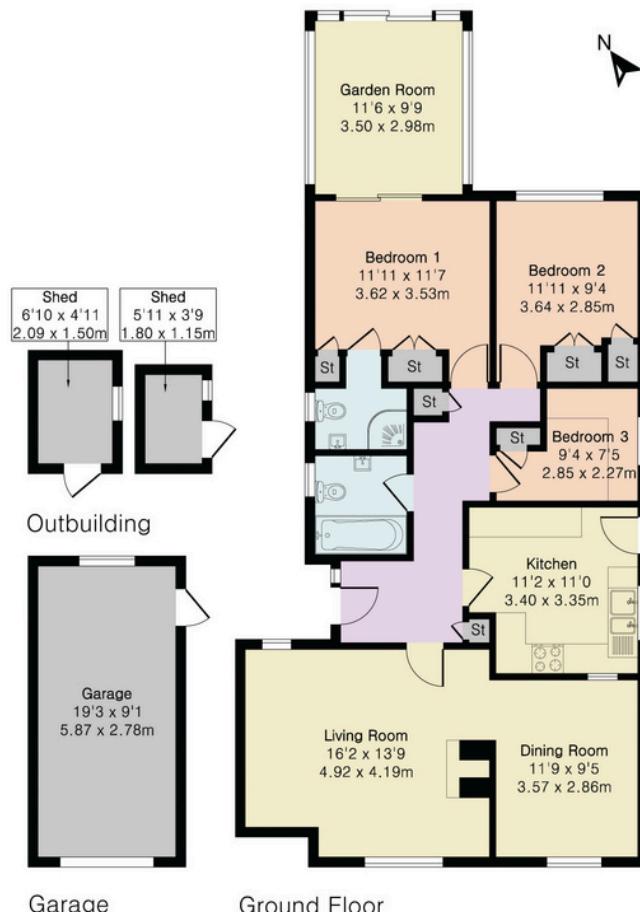
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.

**Approximate Gross Internal Area 1086 sq ft - 101 sq m  
(Excluding Garage&Outbuilding)**

Garage Area 176 sq ft - 16 sq m

Outbuilding Area 56 sq ft - 5 sq m



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