



57 Samor Way, Didcot, OX11 8RE

Guide Price £399,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An immaculately presented three-bedroom end of terrace house, ideally positioned in the sought-after area of Didcot.

The property has been thoughtfully improved and refurbished by the current owners, including a newly fitted kitchen and bathroom, the addition of a separate utility room, new carpets and redecoration throughout.

The ground floor has been reconfigured to create a bright and sociable open-plan living space, combining the modern kitchen, dining area and living room. French doors lead out to the private rear garden, which is a good size and has plenty of room for seating and enjoying the garden. There is also a downstairs WC and a useful separate utility room.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from built-in storage. The newly fitted family bathroom completes the first floor.

Outside, the property has a good-sized private garden with a garage and garden shed. To the front, there is parking for several cars, providing excellent off-road parking.



Material Information

The property is connected to mains gas, electricity, water and drainage. Driveway parking. Broadband - according to Ofcom, Ultrafast and Fast Broadband are available (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage (checker.ofcom.org.uk). According GOV.UK Flood Risk, this property has a very low flood risk. For further information relating to the Register of Title please get in touch with the agent. Properties built or renovated pre-1999 may contain asbestos in certain building materials



Key Features

- Three bedroom property.
- Immaculately presented throughout.
- Located in a sought after area of Didcot.
- Off street parking with access to a garage.
- Located within a quiet cul-de-sac.
- Council Tax Band: D
- EPC Rating: C
- Triple glazed windows throughout.

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).

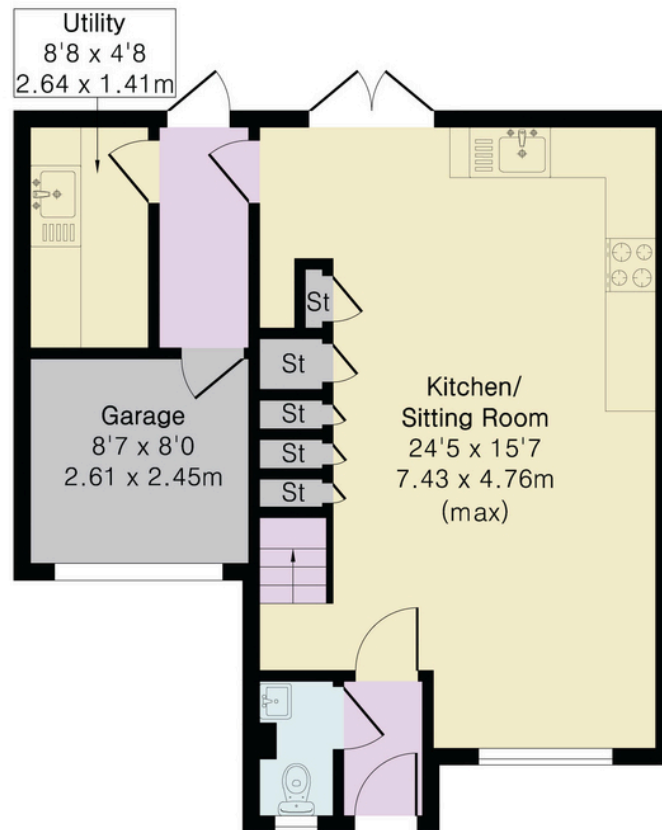


1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

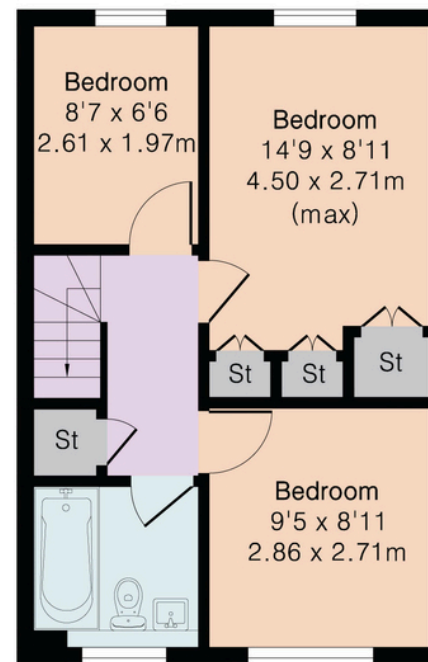
Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

THOMAS
MERRIFIELD
SALES LETTINGS

Ground Floor Area 550 sq ft – 51 sq m
First Floor Area 379 sq ft – 35 sq m



Ground Floor



First Floor