

28 Hawthorn Place, Didcot, OX11 6BF

£290,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

Situated in a peaceful cul-de-sac on the Great Western Park development, is this well-presented and thoughtfully extended two-bedroom end-of-terrace home.

The property benefits from a carefully designed extension, creating a rare additional reception room with double doors opening onto a south-facing garden. The accommodation is completed by a modern fitted kitchen with integrated appliances, two generous double bedrooms and a contemporary family bathroom.

Further advantages include two allocated parking spaces and a prime end-of-terrace position at the end of the row.

Some material information to note:
Tenure - Freehold
The property is of a brick construction. This property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Basic and Ultrafast broadband are available at this property (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. (checker.ofcom.org.uk). According GOV.UK Flood Risk, this property has a very low flood risk. If you require any further information relating to the 'Register of Title' these can be provided upon request.







Key Features

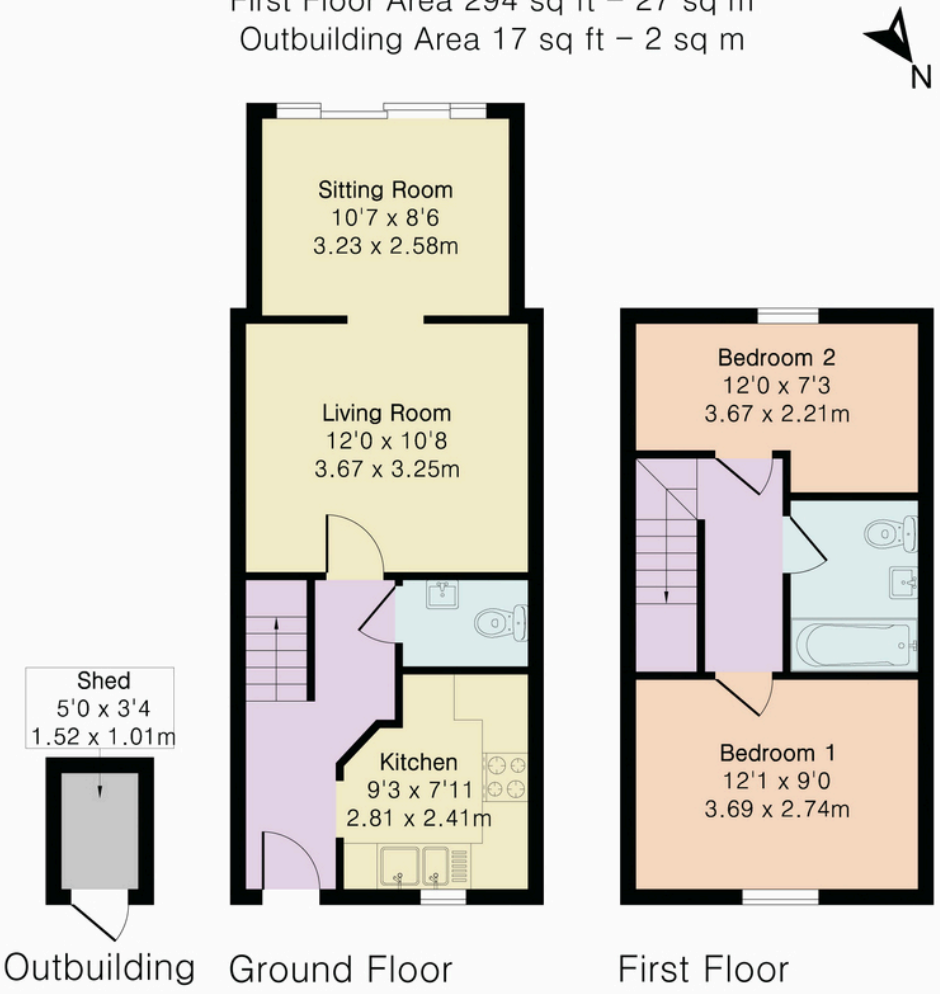
- Located within a cul-de-sac on Great Western Park.
- Two double bedrooms.
- Allocated parking.
- Benefits from a ground floor extension.
- Access to an EV car charger.
- EPC Rating C.
- Council tax C.

The Location

The Great Western Park development set in the vibrant town of Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station) schools, shops, sports pitches, play areas, community centre, a health facility and a new district centre. The town of 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 from Didcot Parkway into London Paddington - approx. 40 minutes.

Approximate Gross Internal Area 681 sq ft - 63 sq m
(Excluding Outbuilding)

Ground Floor Area 387 sq ft – 36 sq m
First Floor Area 294 sq ft – 27 sq m
Outbuilding Area 17 sq ft – 2 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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