



13 Portway, Didcot, OX11 0BD
£380,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in one of the more established parts of the town is this three bedroom semi-detached family home offering ample driveway parking and a 120ft long rear garden.

The property comprises of entrance porch which was added by the current owners three years ago with modern cloakroom, a light and airy living room which leads into a dining area with French doors out on the garden and kitchen with side door. On the first floor there are three bedrooms, two of which are generous doubles and a stylish family bathroom. Additional benefits include ample driveway parking, a converted garage into a useable home office/study with light and power and a fantastic sized 120ft rear garden. For the size and location to be fully appreciated a viewing is highly recommended.

Some material information to note:

The property is of a traditional brick construction.

Tenure: Freehold. Mains services - Gas, electric, water and drainage. Flood risk - Low flood risk. Broadband speeds of standard to ultrafast are available according to Ofcom checker.

There is a good coverage for mobile and data signals according to Ofcom checker. 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. We are not aware of any adjacent planning consents that might affect value.





Key Features

- Three bedroom semi-detached family home situated in one of the more established parts of the town.
- Recently added porch and modern downstairs cloakroom.
- 120ft long rear garden.
- Converted garage into home office/study.
- Ample driveway parking.
- Tenure - Freehold.
- Council Tax Band: C
- EPC Rating: D

The Location

The town of 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.

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.

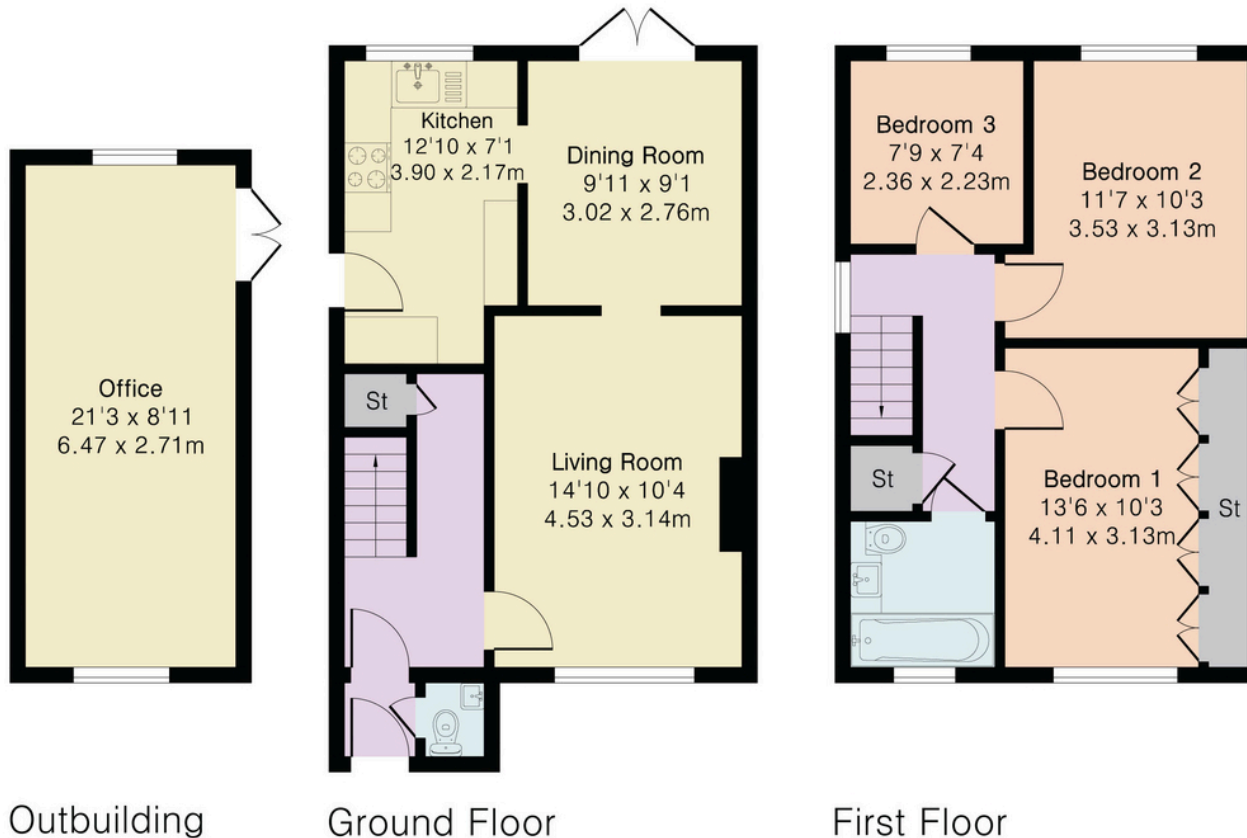
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Approximate Gross Internal Area 883 sq ft - 82 sq m
(Excluding Outbuilding)**

Ground Floor Area 453 sq ft – 42 sq m

First Floor Area 430 sq ft – 40 sq m

Outbuilding Area 189 sq ft – 18 sq m



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