



Diamond Drive, Didcot, OX11 6FH

Offers Over £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An immaculately presented and stylish three bedroom townhouse built by Miller Homes in 2017.

Having had only one owner since new the property has benefited from a number of improvements by the current owner, including redecoration and contemporary panelling throughout the majority of the property.

The accommodation is arranged over three levels with the ground floor comprising of a spacious entrance hall, a large cloakroom and an open plan kitchen/dining/living room with integrated appliances.

On the first floor is a sizable family sitting room with UPVC French doors opening onto a Juliet balcony, a well-maintained family bathroom with three-piece suite and a single bedroom. The top floor offers two double bedrooms with an en-suite shower room accompanying one of these rooms.

To the rear of the property is a southerly facing and landscaped rear garden laid to extended patio and lawn with a gated side access leading to a block paved driveway, which offers off-street parking in tandem for 2/3 vehicles.





Key Features

- Immaculately presented 3 bedroom town house built in 2016
- Open plan kitchen/dining/living room
- Ground floor cloakroom
- First floor sitting room with French doors to Juliet balcony
- Family bathroom and en-suite shower room
- Tandem driveway parking for 2/3 cars
- Estate charge of approximately £94 paid every 6 months
- Council Tax Band: C
- EPC Rating: B



The Location

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 and there is also an excellent mainline train service into London Paddington approx. 40 minutes.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. There is an estate charge of approximately £94 paid every 6 months. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The government portal highlights this as a very low risk/unlikely area for surface water flooding. Details of any covenants or easements are available on request from the estate agent.



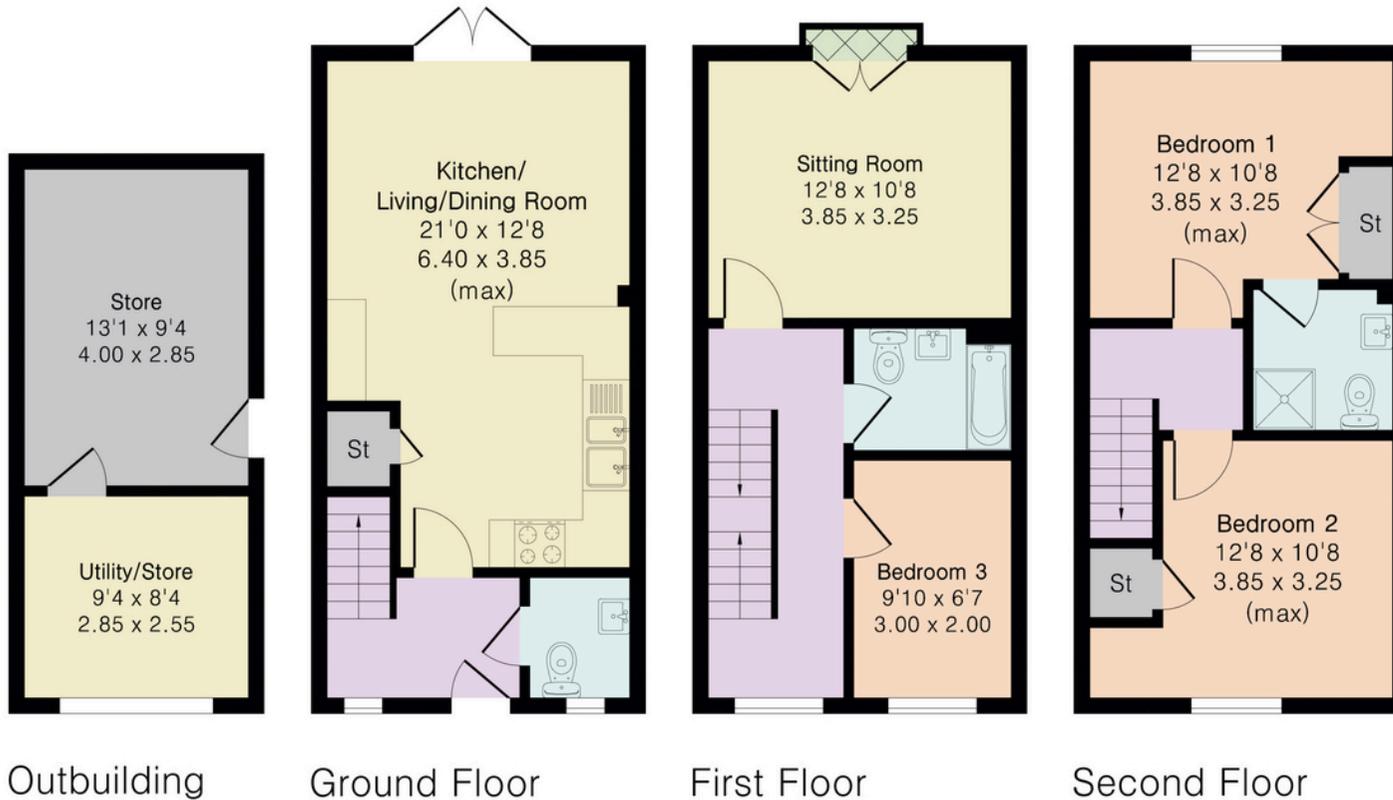
Approximate Gross Internal Area 1207 sq ft - 112 sq m (Including Outbuilding)

Ground Floor Area 334 sq ft – 31 sq m

First Floor Area 334 sq ft – 31 sq m

Second Floor Area 334 sq ft – 31 sq m

Outbuilding Area 205 sq ft – 19 sq m



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