



Green Close, Didcot, OX11 8TA
£300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A two bedroom terraced house located in the quiet and established area of Green Close, set well back from the road and with the added benefit of being sold with no onward chain.

The property sits in a generous garden plot and has undergone recent improvements to include a refitted shower room, internal decoration, carpeting and with a new combi boiler and radiators fitted in 2025.

The accommodation comprises of a cosy living room, fitted kitchen and a light filled conservatory, extending the ground floor living space and which overlooks the generous garden. On the first floor are two well proportioned bedrooms and a refitted bathroom.

Additional benefits include a garage in a separate block, ideal for secure parking or storage.

Green Close is positioned within an established and quiet setting of Didcot, offering countryside walks within just a few minutes from the front door and with an array of local shops at nearby Cockcroft Road.





Key Features

- Two bedroom house set back from the road in a quiet residential Close
- Garage in nearby separate block
- New combi boiler and radiators (2025)
- Generous garden plot
- Refitted shower room
- Being sold with no onward chain.
- Council Tax Band: C



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).

Some material information to note:

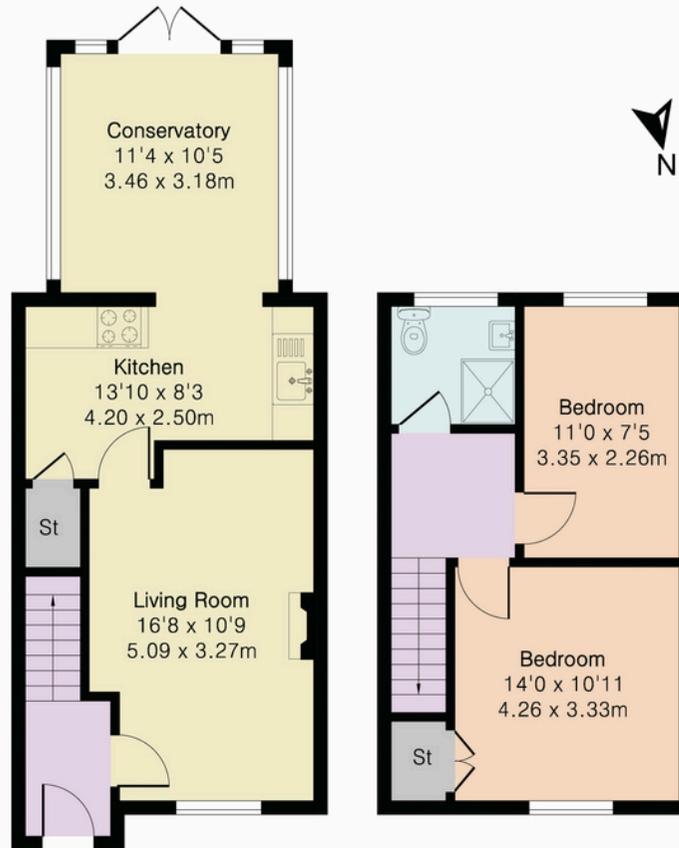
Tenure - Freehold. The property has gas central heating and is connected to mains water, electricity and drainage. The property offers a garage in separate block. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The government portal highlights this as a very low risk/unlikely area for flooding. 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 as we have not carried out a survey. Further information relating to the 'Register of Title' can be requested from the estate agent.



Approximate Gross Internal Area 780 sq ft - 72 sq m

Ground Floor Area 456 sq ft – 42 sq m

First Floor Area 324 sq ft – 30 sq m



Ground Floor

First Floor

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.

Didcot Office

103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777

E didcot@thomasmerrifield.co.uk

W thomasmerrifield.co.uk



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.

THOMAS
MERRIFIELD
SALES LETTINGS

THOMAS
MERRIFIELD
SALES LETTINGS