



Broadway, Didcot, OX11 8AL
£279,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A two bedroom end of terrace house in a town centre location within a short walking distance of amenities and Didcot Parkway Train Station.

Benefitting from rarely available off-street parking and a garage, the property comes to the market with no onward chain and is an ideal first time purchase or buy to let investment, given its central location.

The accommodation comprises of an entrance hall, kitchen, reception room with doors leading to a conservatory, which in turn leads to the low maintenance rear garden. To the first floor are two double bedrooms and family shower room with three piece suite.





Key Features

- Garage and rarely available off street parking accessible via the rear of the property off of Church Street
- Within short walking distance to the Orchard Centre which offers an array of shopping amenities
- Two double bedrooms
- No onward chain
- Council Tax Band: C
- EPC Rating: D



The Location

Didcot offers an extensive range of shops and leisure facilities including the Orchard Centre, Cornerstone Arts Centre, a variety of cafés and restaurants and a wide variety of sporting facilities.

The property is connected to mains gas, electricity, water and drainage. Broadband - according to Ofcom, Standard to Ultrafast Broadband are available (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage with the possible exception of three (checker.ofcom.org.uk). According GOV.UK Flood Risk, this property has a very low risk of 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.



**Approximate Gross Internal Area 818 sq ft - 76 sq m
(Excluding Garage)**

Ground Floor Area 467 sq ft – 43 sq m

First Floor Area 351 sq ft – 33 sq m

Garage Area 134 sq ft – 12 sq m



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

THOMAS
MERRIFIELD
SALES LETTINGS