



50 Merritt Road, Didcot, OX11 7DQ

£225,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Being sold with no onward chain is a two bedroom maisonette located on a quiet cul-de-sac within Didcot, only 0.8 miles away from Didcot Parkway train station.

The property comprises a living/dining room, separate kitchen, two bedrooms and a family bathroom. Outside there is a low maintenance private garden, along with a garage and parking.

Some material information

Tenure - Leasehold

The property is of a brick construction and is connected to mains gas, electricity and water.

999 year lease from 1965 with a £12.50 ground rent payable every 6 months and £350 annual building insurance.

Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property

([checker.ofcom.org.uk](http://checker.ofcom.org.uk)) Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)) According GOV.UK Flood Risk, this property has a very low flood risk. We are not aware of any adjacent planning consents that might affect value. We have not carried out a survey however please note properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, pipework and lagging/insulation. These are generally considered safe unless disturbed.





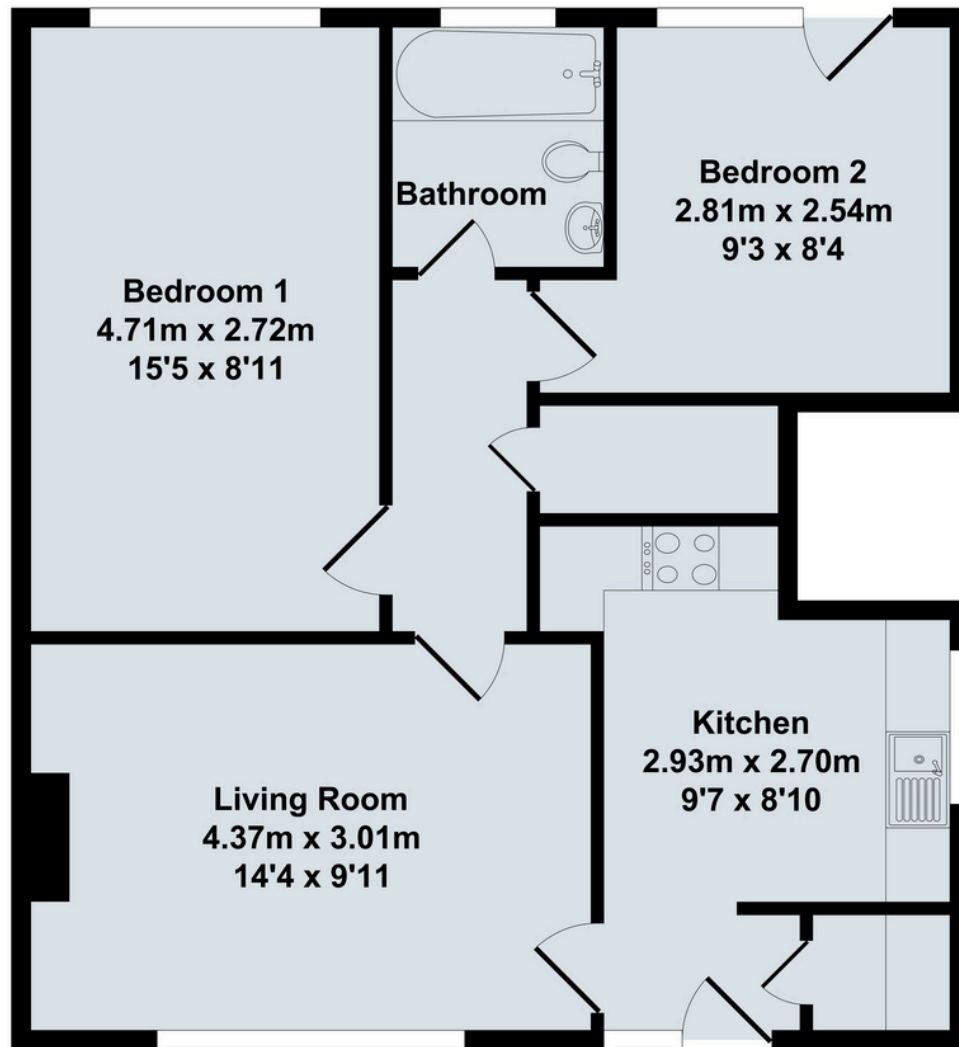
## Key Features

- Offered with no onward chain.
- Private garage.
- Low maintenance private garden.
- Two double bedrooms.
- 0.8 miles from Didcot Parkway.
- Great opportunity for first time buyers or investors.
- EPC Rating C.
- Council Tax B.

## The Location

Merritt Road is a quiet location within the popular Brasenose Estate on the western side of this established part of Didcot. There is a parade of shops close by as well as a primary school (Stephen Freeman) and Brasenose Park.

Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre shopping complex 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).



Approx. Floor  
Area 53.70 Sq.M.  
(578 Sq.Ft.)

Total Approx. Floor Area 53.70 Sq.M. (578 Sq.Ft.)

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.

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