



8 The Avenue, Didcot, OX11 6AW

£375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Located on the ever popular and established Great Western Park development, is this well presented, three bedroom semi-detached home.

Positioned on this pretty tree lined road, this immaculately presented family home has accommodation arranged across two floors. The ground floor accommodation comprises of an entrance hall, kitchen/breakfast room leading onto the rear garden, a cloakroom and a large living room/diner.

On the first floor is a modern family bathroom and three generous bedrooms; the largest with an en-suite shower room and built-in wardrobes. Other benefits to its sale include an adjoining single garage, off street parking to the side for at least two vehicles and is located within close proximity to the development's popular Boundary Park.

The property is connected to mains gas, electricity, water and drainage. Broadband - according to Ofcom, Ultrafast and Fast Broadband are available (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage (checker.ofcom.org.uk). According GOV.UK Flood Risk, this property has a very low flood risk. For any information relating to Restrictions, Covenants or Easements from the Title Register then please do get in touch. EPC Rating: C. Council Tax Band: C





Key Features

- Immaculately presented throughout by the current owners
- Situated along a pretty tree lined road within this established development
- Off street driveway parking to the side of the property for two vehicles plus single garage with power & lighting
- Within walkable distance to Didcot Parkway Train Station which is located 1.1 miles away
- Within short walking distance to an array of amenities including shopping, pharmacy and dentist
- Bus links directly to Didcot Parkway Train Station, Harwell Campus and The Orchard Centre
- En-suite and fitted wardrobes to principal bedroom

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

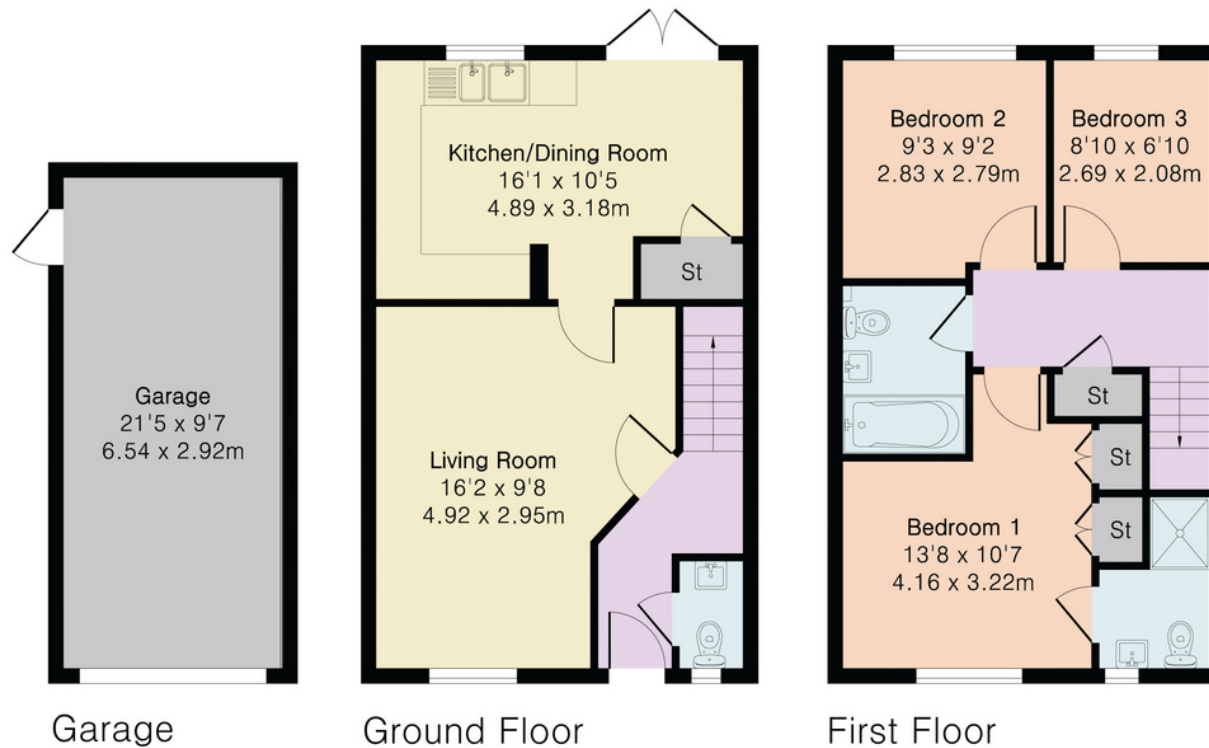


**Approximate Gross Internal Area 852 sq ft - 80 sq m
(Excluding Garage)**

Ground Floor Area 426 sq ft – 40 sq m

First Floor Area 426 sq ft – 40 sq m

Garage Area 206 sq ft – 19 sq m



Garage

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.

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