



26 Hawthorn Place, Didcot, OX11 6BF
£270,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A two-bedroom semi-detached coach house located in the popular Great Western Park development.

The property offers an open-plan kitchen, dining and living area, two bedrooms, and a bathroom. It is set in a quiet residential position within the development.

Further benefits include a single garage located beneath the coach house, which is included with the property, along with allocated parking.

The property is freehold.

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.





Key Features

- Freehold property.
- Allocated parking.
- Private garage.
- Located within a quiet cul-de-sac in Great Western Park.
- Council Tax: B

The Location

The property is connected to mains gas, electricity, water and drainage.

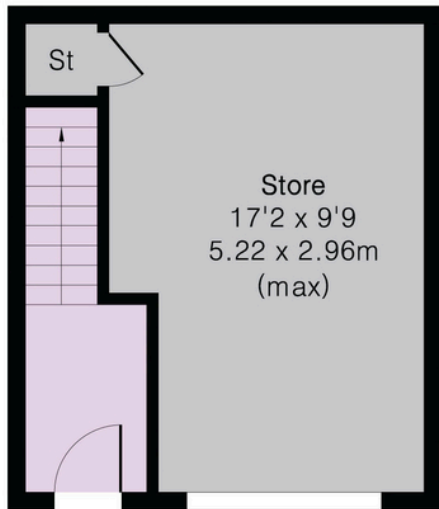
Broadband - according to Ofcom, Ultrafast and Fast Broadband are available (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low flood risk

For any information relating to Restrictions, Covenants or Easements from the Title Register then please do get in touch.

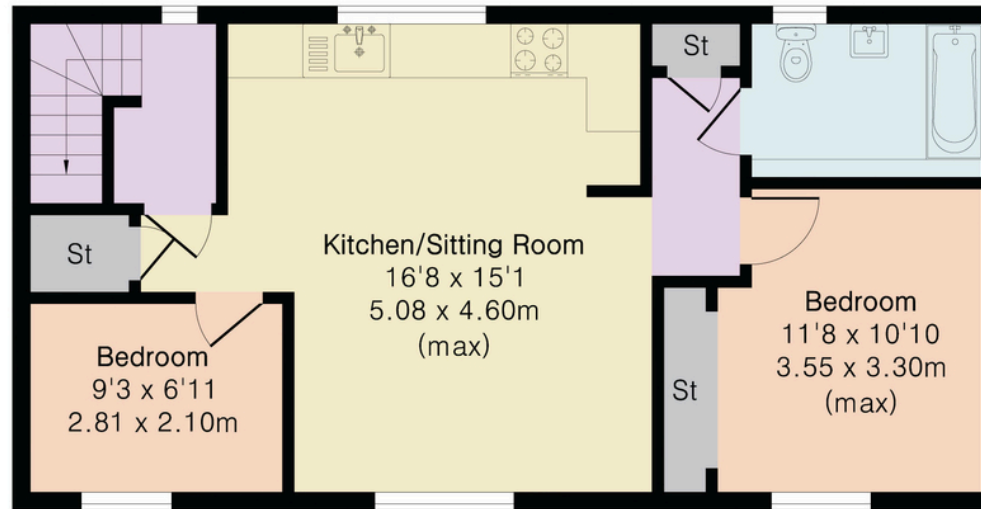
Approximate Gross Internal Area 845 sq ft - 78 sq m

Ground Floor Area 249 sq ft – 23 sq m

First Floor Area 596 sq ft – 55 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.

