



1 Churchill Road, Didcot, OX11 7BU

£360,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented two bedroom semi-detached bungalow situated on one of the more established roads within the town.

The property comprises of, entrance hall, bathroom, two light and airy double bedrooms, a spacious living room leading into a conservatory and a generous sized kitchen. Additional benefits include driveway parking for 3-4 vehicles, separate detached garage with light and power, private and enclosed rear garden, UPVC double glazed windows and gas fired central heating. For the presentation, location and size to be fully appreciated a viewing is highly recommended.

Some material information to note.

Tenure - Freehold

The property is of a brick construction.

This property is connected to Mains gas, electric, water and drainage.

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

(checker.ofcom.org.uk) Mobile Coverage - according to

Ofcom, there is good coverage on a range of phone

providers. (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 but prospective buyers must

take their own advice. For further information relating to the

'Register of Title' then please contact the estate agent.





Key Features

- Two double bedroom semi-detached bungalow.
- Driveway parking for 3-4 vehicles.
- Detached garage with light and power.
- Low maintenance private and enclosed rear garden.
- Spacious living room.
- Conservatory.
- Gas fired central heating & UPVC double glazed windows.
- Tenure - Freehold.
- Council Tax Band: C

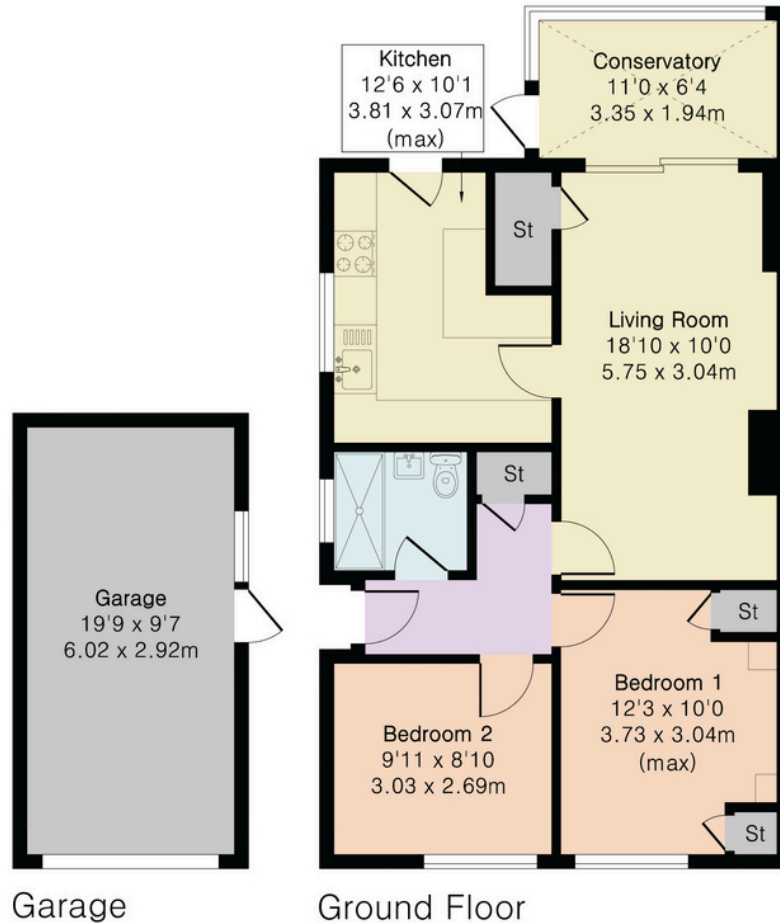
The Location

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).



**Approximate Gross Internal Area 716 sq ft - 67 sq m
(Excluding Garage)**

Garage Area 189 sq ft – 18 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.

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