



13 Barnes Close, Didcot, OX11 8JN

£225,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A good sized two-bedroom ground floor maisonette with the advantage of gas central heating UPVC double glazed windows an enclosed porch, utility area, and gardens to front and rear.

Situated in a small close in a popular and well-established part of town and close to local shops this well-presented property has the added advantage of no onward chain.

Some material information to note: Gas central heating. Mains water, electricity and drainage. The property is leasehold with the freeholder being South Oxfordshire Housing Association. Maintenance charge is assessed annually and is calculated on Barnes Close maintenance expenditure. Ultrafast broadband is available at the property. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode; with the possible exception of three. The government portal generally highlights this as an unlikely/very low risk address for 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.





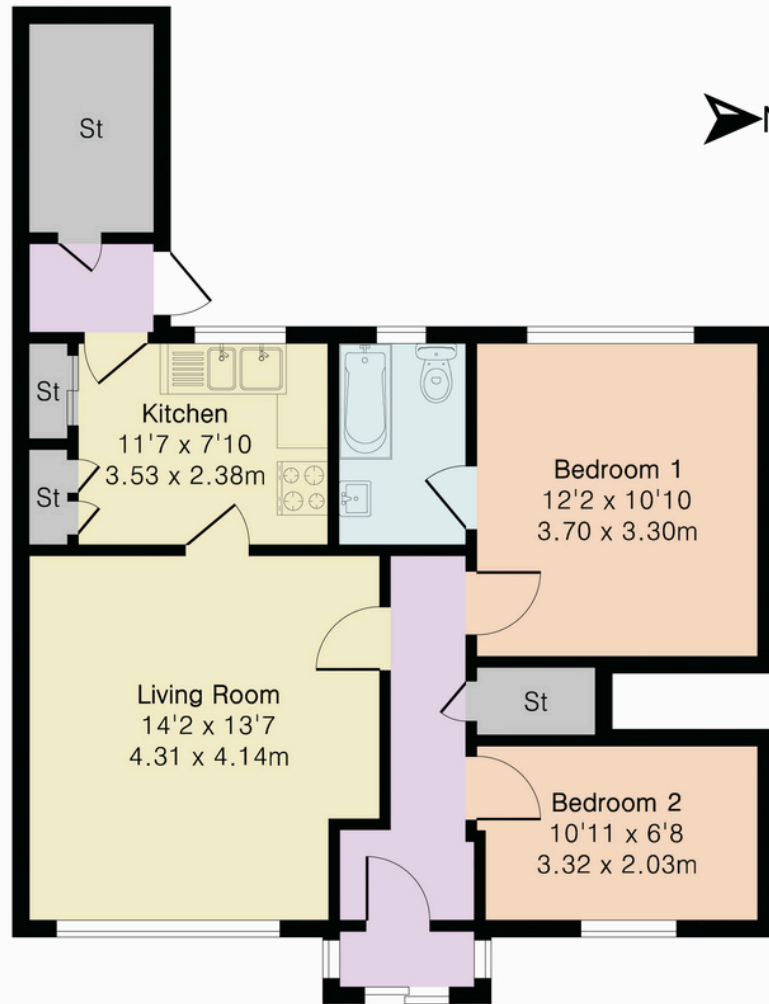
## Key Features

- Two bedrooms
- Gas central heating
- Double glazed replacement windows
- Enclosed gardens to front and rear
- Utility lobby
- Lease: 92 years remaining
- Ground Rent: £10 per annum
- 2026 Service Charge: £319.00
- EPC Rating: C
- Council Tax Band: B

## The Location

Barnes Close is approximately 1 mile distant from Didcot town centre shops and amenities and The Orchard Centre. 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 683 sq ft - 63 sq m**



Ground Floor



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.



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