



21 Edwin Road, Didcot, OX11 8LG

£379,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A mature three bedroom semi-detached house quietly situated in this popular residential road on the south side of Didcot.

This chalet style property has the advantage of gas central heating, double glazed replacement windows, a useful conservatory and side porch and a refitted bathroom.

There is a wide driveway to the side of the house leading to a garage and a good sized enclosed garden.

Some material information to note:

The property is of a traditional brick construction.

Tenure: Freehold. Mains services - Gas, electricity, water and drainage. Flood risk - very low flood risk. Broadband speeds of standard to ultrafast are available according to Ofcom checker. Mobile cover with the majority of providers, with the possible exception of three, according to Ofcom checker. Given its pre 1999 build, there may be low levels of asbestos present though these are considered safe if left undisturbed.





Key Features

- Three bedrooms
- Refitted bathroom
- Conservatory
- UPVC porch
- Wide driveway and garage
- Enclosed garden
- Gas central heating and double glazed replacement windows
- EPC Rating: tbc
- Council Tax Band: C

The Location

Edwin Road is made up of a variety of houses and bungalows of varying design and is well placed for access to local shops and schools at Cockcroft Road (0.35 miles) and the Centre of Didcot including the Orchard Centre shopping area(1 mile) and Didcot Parkway mainline railway station (1.3 miles).



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**Approximate Gross Internal Area 910 sq ft - 84 sq m
(Excluding Garage)**

Ground Floor Area 507 sq ft – 47 sq m

First Floor Area 403 sq ft – 37 sq m

Garage Area 220 sq ft – 20 sq m



Garage

Ground Floor

First Floor

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