



Norreys Road, Didcot, OX11 0AP
£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An immaculately presented and well proportioned three bedroom semi-detached family home with driveway parking for 4/5 vehicles situated on one of the more established roads within the town.

The property comprises of entrance hall, light and airy living room with bay window, a modern and recently re-fitted kitchen with integrated appliances, a separate dining room and an attached outbuilding with storage cupboard and cloakroom.

On the first floor there are three bedrooms and an impressive four piece suite family bathroom.

Other benefits include ample driveway parking for 4/5 vehicles, a well maintained and private rear garden with side access, gas fired central heating and UPVC double glazed windows.

For the presentation and location to be fully appreciated a viewing is highly recommended.





Key Features

- An immaculately presented three bedroom semi-detached family home.
- Ample driveway parking for 4/5 vehicles.
- Impressive four piece bathroom suite.
- Well maintained and private rear garden.
- Modern kitchen with separate dining room.
- Downstairs cloakroom.
- Tenure - Freehold.
- Council Tax Band: C
- EPC Rating: C



The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and a shopping complex which 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 from Didcot Parkway (approx. 40 minutes).

Some material information to note:

The property is of a traditional brick construction.

Tenure: Freehold. Mains services - Gas, electric, water and drainage. Flood risk - Low flood risk. Broadband speeds of standard to ultrafast are available according to Ofcom checker.

Mobile and data signals are limited with some of the providers indoors and offer a good service outdoors according to Ofcom checker. 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.

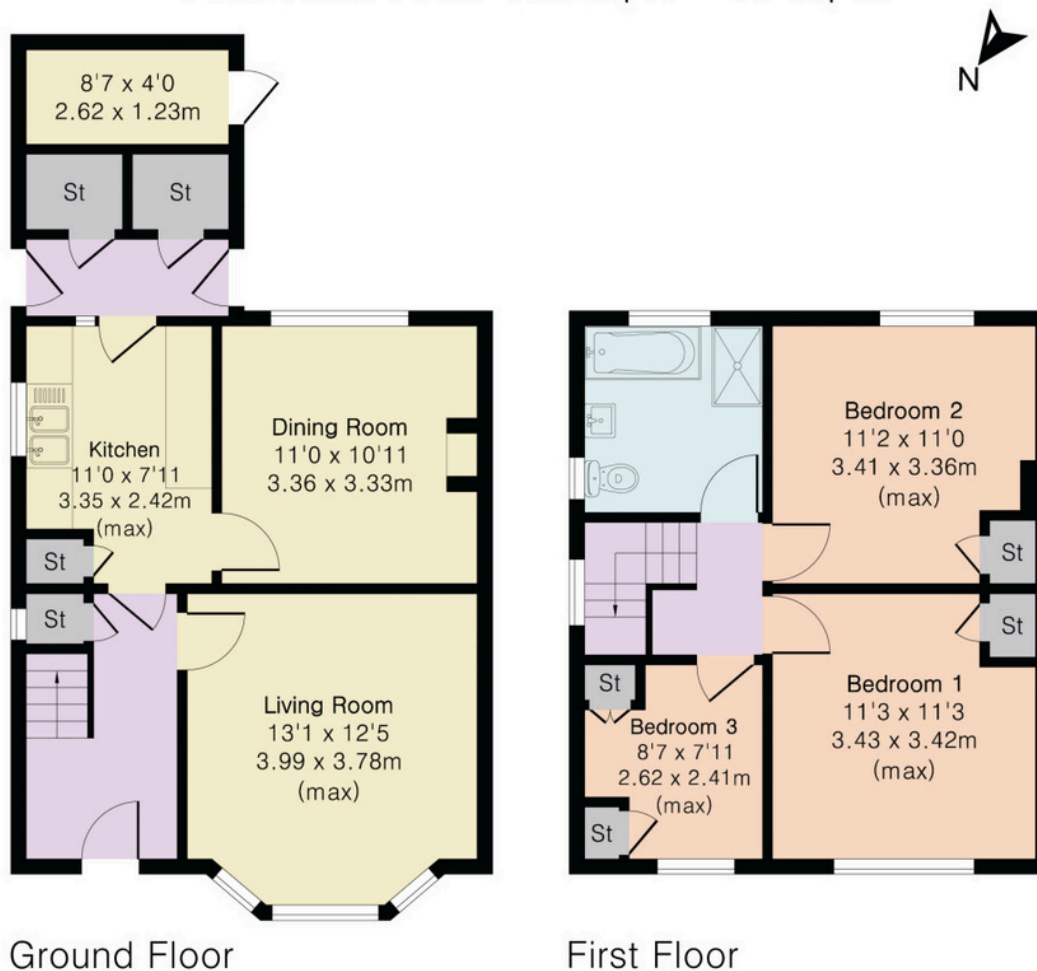
For any further information relating to 'The Register of Title' then please contact the estate agent.



Approximate Gross Internal Area 997 sq ft - 93 sq m

Ground Floor Area 557 sq ft – 52 sq m

First Floor Area 440 sq ft – 41 sq m



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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