



Sherwood Road, Didcot, OX11 0BU
Offers In The Region Of £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A tastefully extended and renovated 1930's property located on the desirable Sherwood Road within Older Didcot.

Coming to the market with no onward chain, the property has been renovated to a high specification by the current owners with the added benefit of a sizeable 5.5m x 4m extension across the rear, creating a contemporary open plan kitchen/dining room complete with bi-folding door, central island and sky lantern.

Further to the ground floor accommodation is a large entrance hall, family sitting room with bay fronted window, shower room, dining room and a utility room of the main kitchen space.

To the first floor is a renovated family bathroom with three-piece suite along with three traditional bedrooms, of which two are doubles.

Externally, the property offers ample off-street parking to a gravelled driveway directly to the front of the property. There is also gated rear access to the side of number 2a, which leads to the large easterly facing rear garden, laid to an area of new patio, lawn and the added benefit of a timber storage shed.





Key Features

- Newly added extension to the rear creating contemporary open plan living with high specification Wren kitchen including integrated appliances
- Off-street driveway parking to the front of the property via a newly gravelled driveway
- Within walking distance to an array of amenities including Didcot Girls Secondary School & Didcot Parkway Train Station
- New gas central heating system installed within the last two years
- Full rewire of the property completed in the last two years
- Renovated throughout
- Being sold with NO ONWARD CHAIN
- Council Tax Band: D
- EPC Rating: C



The Location

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.

Some material information to note: Gas central heating. Mains water, electricity and drainage. 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. We are not aware of any planning permissions in place which would negatively affect the property. Properties built or renovated pre-1999 may contain asbestos in certain building materials. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

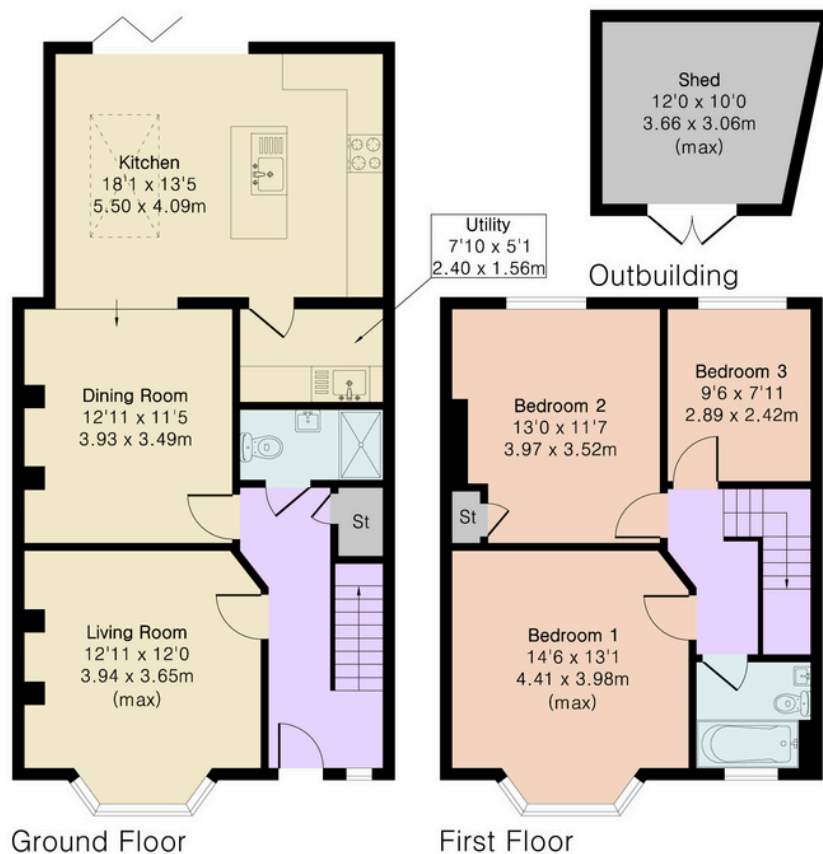


**Approximate Gross Internal Area 1279 sq ft - 119 sq m
(Excluding Outbuilding)**

Ground Floor Area 767 sq ft – 71 sq m

First Floor Area 512 sq ft – 48 sq m

Outbuilding Area 110 sq ft – 10 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.

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

**THOMAS
MERRIFIELD**
SALES LETTINGS