



10 St. Peters Road, Didcot, OX11 8EP
£375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered to the market with a complete onward chain is this well presented three bedroom terraced property situated in the centre of the town.

The property comprises of entrance hall, spacious living room with large storage cupboard and a tasteful kitchen/diner with downstairs cloakroom. On the first floor there are three good sized bedrooms and a modern bathroom. Other benefits include ample driveway parking to the front, a generous sized rear garden with covered area and side access shared with next door. For the location, size and presentation to be appreciated a viewing is highly recommended.

Some material information to note:

Tenure - Freehold house.

The property has gas central heating and is connected to mains water, mains electricity, mains drainage. The property has driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is fine with major providers. The government portal generally highlights this as an unlikely/low risk address for flooding. According to GOV.UK the property is subject to very low flood risk. There is side access to the right hand side of the property, of which is owned by No 8 but No 10 has right of access over. 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. We are not aware of any planning permissions in place which would negatively affect the property. Further information relating to 'The Register of Title' can be requested from the estate agent.





Key Features

- Three bedroom terraced property situated in the centre of the town.
- Complete onward chain.
- Modern bathroom.
- Stylish kitchen/diner.
- Spacious living room with storage cupboard.
- Ample driveway parking.
- Tenure - Freehold.
- Council Tax Band - C.

The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has 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).



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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