



48 Green Close, Didcot, OX11 8TA

£335,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well-appointed and recently renovated two bedroom semi-detached bungalow located in this established sector of Older Didcot. Coming to the market and located within this quiet through road within Older Didcot, the property within recent years has benefitted from a number of refurbishments throughout during its current tenure. The entire accommodation is across one floor which comprises of; a spacious entrance hall, light & airy sitting room with large UPVC double glazed window, renovated kitchen & entrance to a side porch leading to the driveway, renovated shower room with walk in shower cubicle & UPVC double glazed window and two double bedrooms to the rear of the property. The approach to the property offers a lawned frontage and footpath leading to the front door with driveway off street parking for at least one vehicle to the front of the newly roofed single garage. A timber side gate leads to the matured & landscaped rear garden which is laid to patio, established borders and mostly lawn.

Some material information to note:

Tenure - Freehold. The property has gas central heating and is connected to mains water, electricity and drainage. The property offers a garage in separate block. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The government portal highlights this as a very low risk/unlikely area 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 as we have not carried out a survey. Further information relating to the 'Register of Title' can be requested from the estate agent.





Key Features

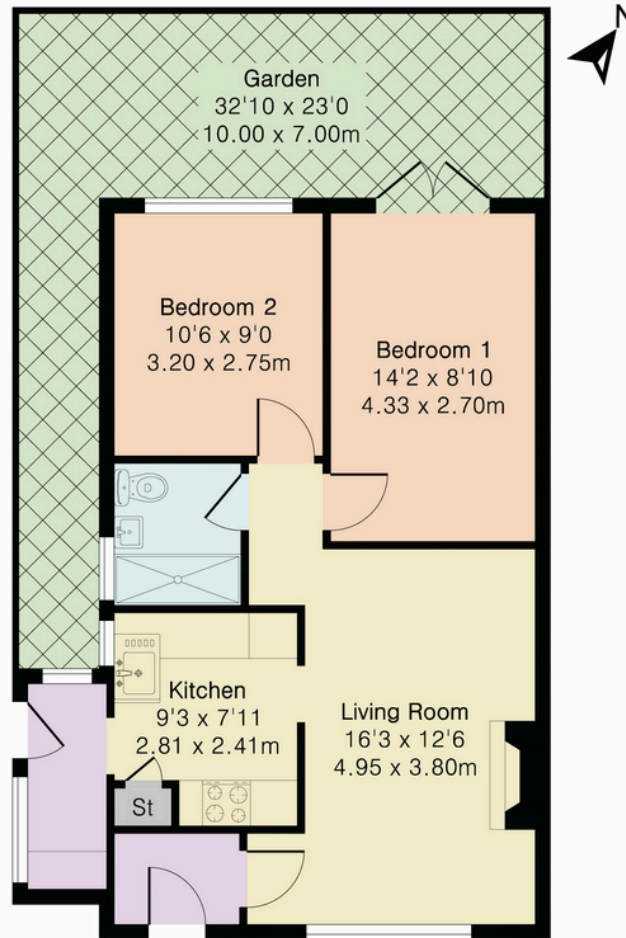
- Renovated throughout within recent years including a newly fitted kitchen and shower
- Off street driveway parking and single detached garage with newly felted roof
- Landscaped rear garden with matured borders and shrubbery
- Within close walking distance to countryside walks along the Old Railway Embankment and within short distance to shopping amenities
- Two double bedrooms
- Gas central heating and UPVC double glazed throughout
- EPC Rating D
- Council Tax 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).



Approximate Gross Internal Area 593 sq ft - 55 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.



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

