



Oxford Crescent, Didcot, OX11 7AX
£365,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Situated on one of the more established roads within the town is this spacious and well presented three bedroom property offering plenty of living accommodation.

The property comprises of, entrance porch which leads into a spacious and open plan living dining room which flows into a light and airy kitchen with velux windows. On the ground there is addition of a family bathroom and bright conservatory which leads out onto the garden.

On the first floor there are three bedrooms with built in wardrobes in the principal bedroom and a separate toilet.

To the rear is a generous sized private garden with large patio area and lawn which leads up to a separate outbuilding which could be used as an office/study and a garage with light and power with rear vehicle access. Finally to the front there is a gravel driveway for two vehicles. Additional benefits include gas fired central and UPVC double glazed windows. For the size, presentation and location to be fully appreciated a viewing is highly recommended.





Key Features

- Three bedroom family home situated on one of the more established roads within the town.
- Generous sized private rear garden.
- Spacious open plan living space.
- Good sized kitchen with Velux windows.
- Driveway parking front and rear of property.
- Gas fired central heating and UPVC double glazed windows.
- Conservatory.
- Council Tax Band: C
- EPC Rating: C



The Location

The town of 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).

Material information to note:

Tenure - Freehold.

The property is of a brick build construction and is connected to mains gas, electric, water and drainage. According to Ofcom, there is up to ultrafast broadband available at the property (checker.ofcom.org.uk). According to Ofcom there is good coverage on a range of phone providers (checker.ofcom.org.uk). According to GOV.UK flood risk, there is a low flood risk at the property. Properties built or renovated pre-2000 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, corrugated roofing, pipework, lagging/ insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have not conducted our own surveys. Any further information in relation to the 'Register of Title' then please contact the estate agent.



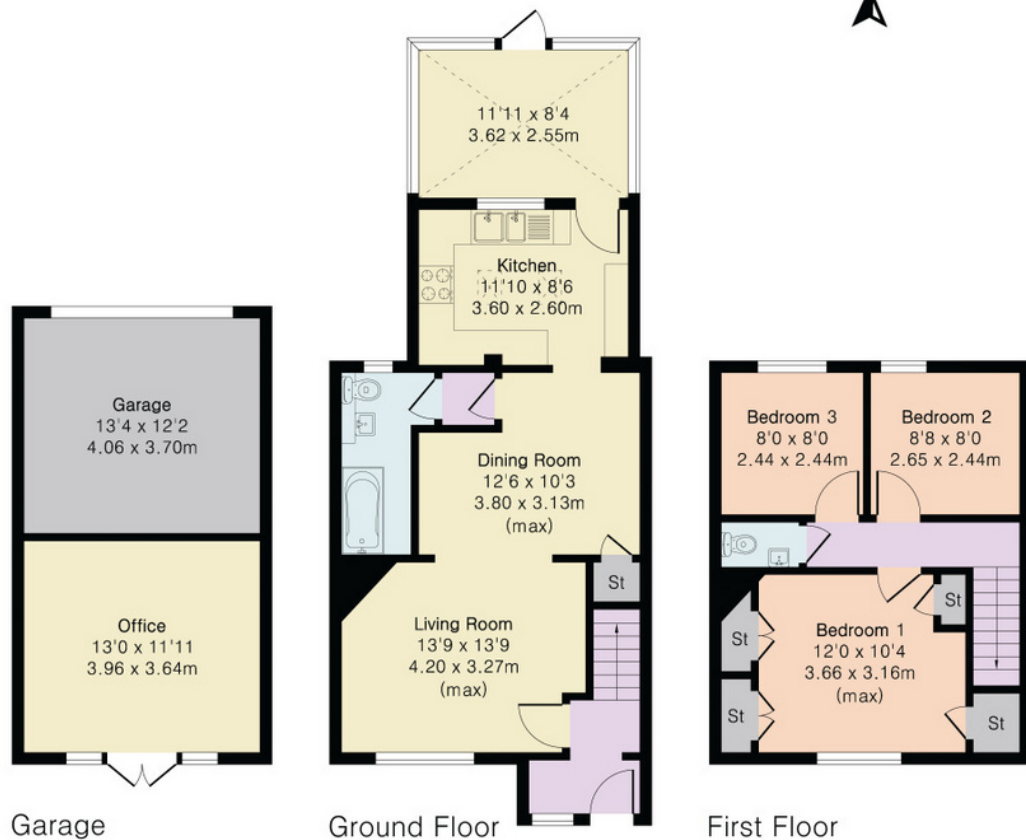
**Approximate Gross Internal Area 1113 sq ft - 102 sq m
(Excluding Garage)**

Ground Floor Area 597 sq ft – 55 sq m

First Floor Area 361 sq ft – 33 sq m

Office Area 155 sq ft – 14 sq m

Garage Area 162 sq ft – 15 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.

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