



41 Longford Way, Didcot, OX11 7TN
£325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Being offered for sale with no onward chain is this lovely two bedroom end of terrace home, only 0.3 miles from Didcot Parkway.

The ground floor accommodation comprises an entrance hall, kitchen and separate living room, with a conservatory providing additional space at the rear of the property. The conservatory overlooks the garden and could be used as a dining area, second sitting room or home office.

On the first floor, there are two double bedrooms and a family bathroom - all in great condition.

The property has a well-maintained rear garden, along with a garage and parking. Being an end-of-terrace property, it also benefits from having additional outside space compared with many similar two-bedroom homes.

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. As with many pre-1999 properties, asbestos may be present in some materials (e.g. Artex ceilings, tiles, boards), which is generally safe if undisturbed. Buyers should seek their own advice.





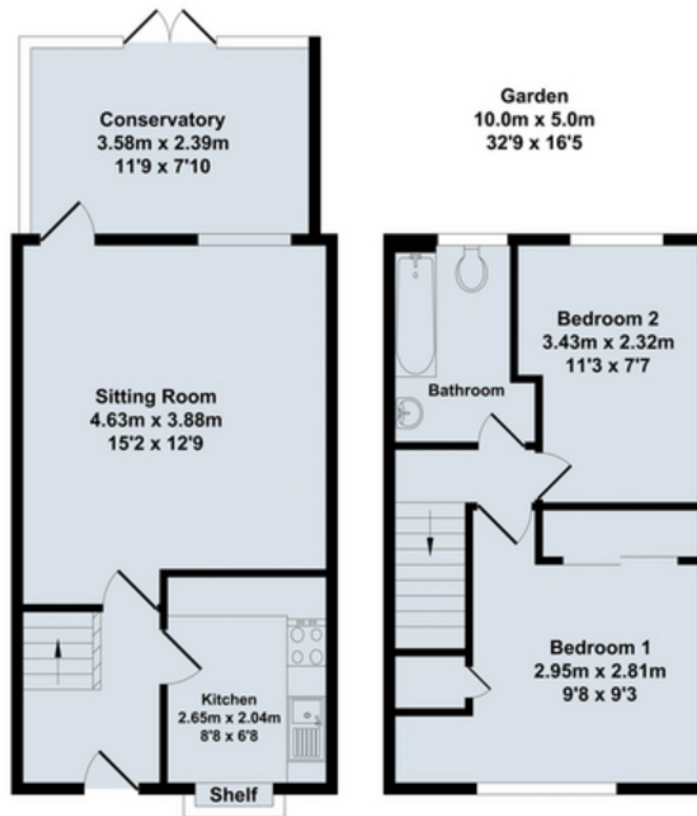
Key Features

- Being sold with no onward chain.
- Located within a quiet cul-de-sac.
- 0.3 miles from Didcot Parkway.
- Conservatory
- Garage
- Council Tax Band: C
- EPC Rating: D

The Location

The property is conveniently located for Didcot Parkway, making it particularly suitable for commuters, while local shops, schools, leisure facilities and Didcot town centre are all within easy reach.





Ground Floor
 Approx. Floor
 Area 36.38 Sq.M.
 (392 Sq.Ft.)

1st Floor
 Approx. Floor
 Area 26.98 Sq.M.
 (290 Sq.Ft.)

Total Approx. Floor Area 63.36 Sq.M. (682 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

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