



20 Felix Road, Didcot, OX11 6BN
£390,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered to the market with no onward chain is this well presented three bedroom linked detached property situated on the popular Great Western Park development.

The property comprises of, entrance hallway, kitchen, cloakroom and a spacious living room with French doors out onto the garden. On the first floor there are three bedrooms with en-suite shower room to the principal bedroom and a family bathroom.

Additional benefits include a generous sized rear garden, driveway parking, garage with light and power, UPVC double glazed windows and gas fired central heating. For the size, presentation and location to be fully appreciated a viewing is highly recommended.

The town of 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:

Tenure - Freehold.

The property is connected to mains gas, electricity, water and drainage. According to Ofcom ultrafast broadband is available at the property. According to Ofcom a range of phone providers offer a good service at this property. According to GOV.UK Flood risk, there is a low risk of flooding. There is no associated management fee for this property. For any information relating to the register of title please contact the agent.





Key Features

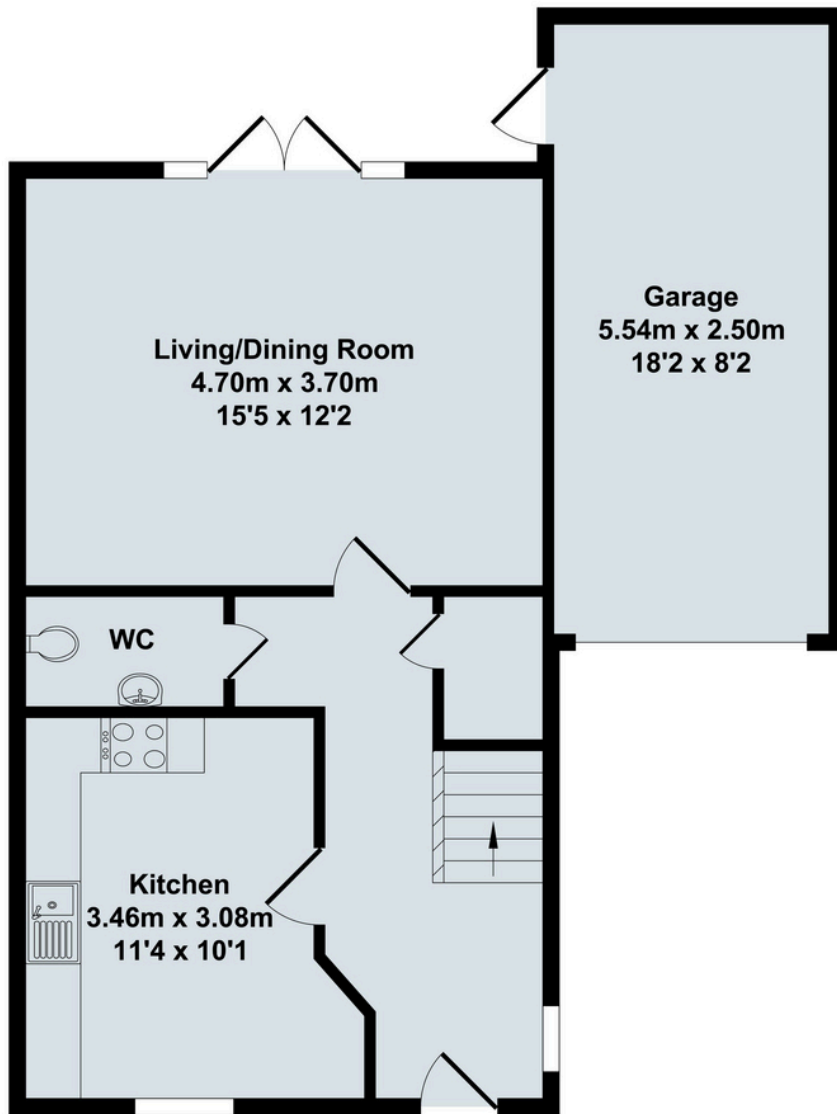
- Offered to the market with no onward chain.
- Three bedroom linked detached property.
- En-suite shower room to principal bedroom.
- Driveway parking and garage.
- Generous sized rear garden.
- Tenure - Freehold.
- Council Tax Band - D.

The Location

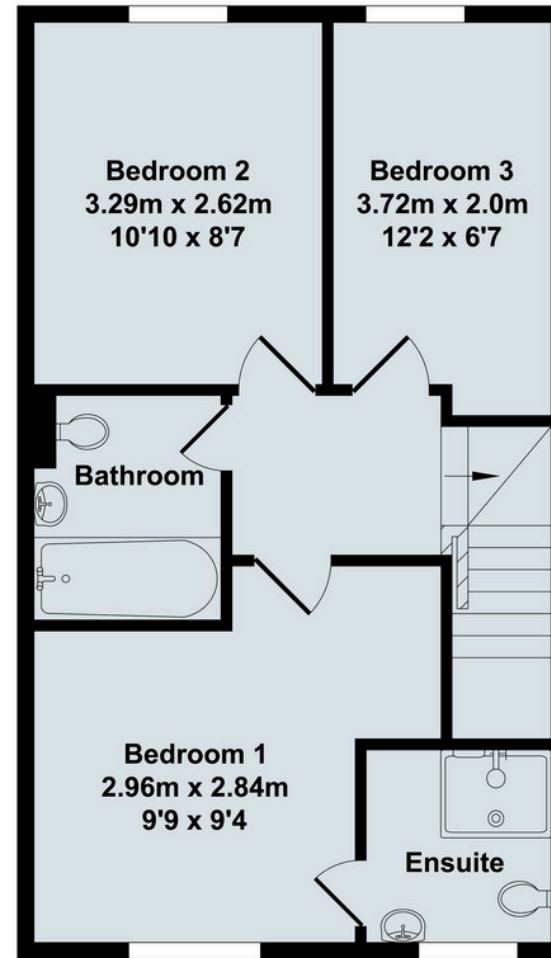
The Great Western Park development set in the vibrant town of Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station) schools, shops, sports pitches, play areas, community centre, a health facility and a new district centre.

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Ground Floor
 Approx. Floor
 Area 53.56 Sq.M.
 (577 Sq.Ft.)



First Floor
 Approx. Floor
 Area 39.29 Sq.M.
 (423 Sq.Ft.)

Total Approx. Floor Area 92.85 Sq.M. (999 Sq.Ft.)

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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