



16 Garden Close, Didcot, OX11 0BN
£280,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered to the market with no onward chain is this spacious two bedroom terraced property situated on a cul-de-sac within the older and more established part of the town.

The property comprises of entrance hallway, kitchen and a generous sized lounge diner with patio doors out onto the garden. On the first floor there are two double bedrooms and a main bathroom. Additional benefits include two allocated parking spaces, gas fired central heating, UPVC double glazed windows and a private and enclosed rear garden.

Some material information to note:

The property is of a brick construction.

Tenure: Freehold.

The property is connected to mains services including gas, electric, water and drainage. Flood risk - Low flood risk. Broadband speeds of standard to ultrafast are available according to Ofcom checker. There is a good coverage for mobile and data signals according to Ofcom checker. Please note there is £39.60 monthly fee payable to Garden Close Limited. 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 adjacent planning consents that might affect value. For any further information relating to 'The Register of Title' then please contact the estate agent.





Key Features

- Offered to the market with no onward chain.
- Two bedroom terraced property situated in a cul-de-sac.
- Two allocated parking spaces.
- Enclosed rear garden.
- Tenure - Freehold.
- Council Tax Band: C

The Location

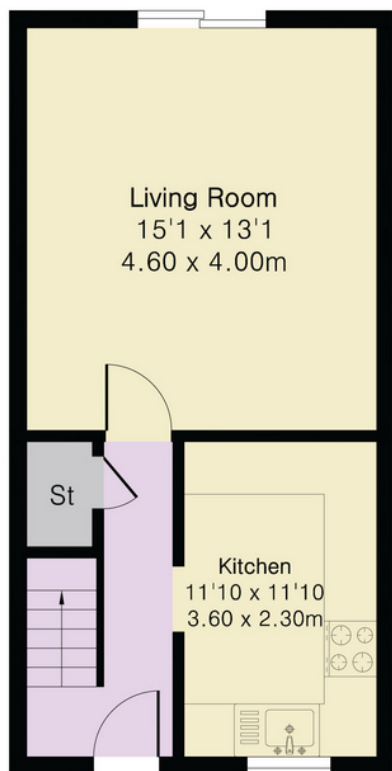
The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington approx. 40 minutes.



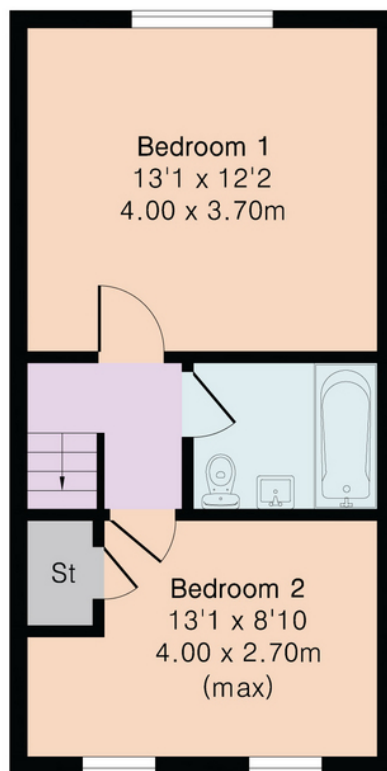
Approximate Gross Internal Area 718 sq ft - 66 sq m

Ground Floor Area 359 sq ft – 33 sq m

First Floor Area 359 sq ft – 33 sq m



Ground Floor



First Floor

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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