



Roebuck Court, Didcot, OX11 8UT
£350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





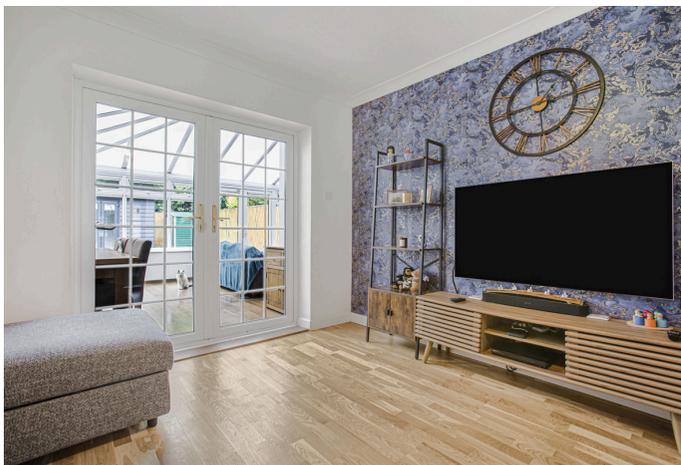
The Property

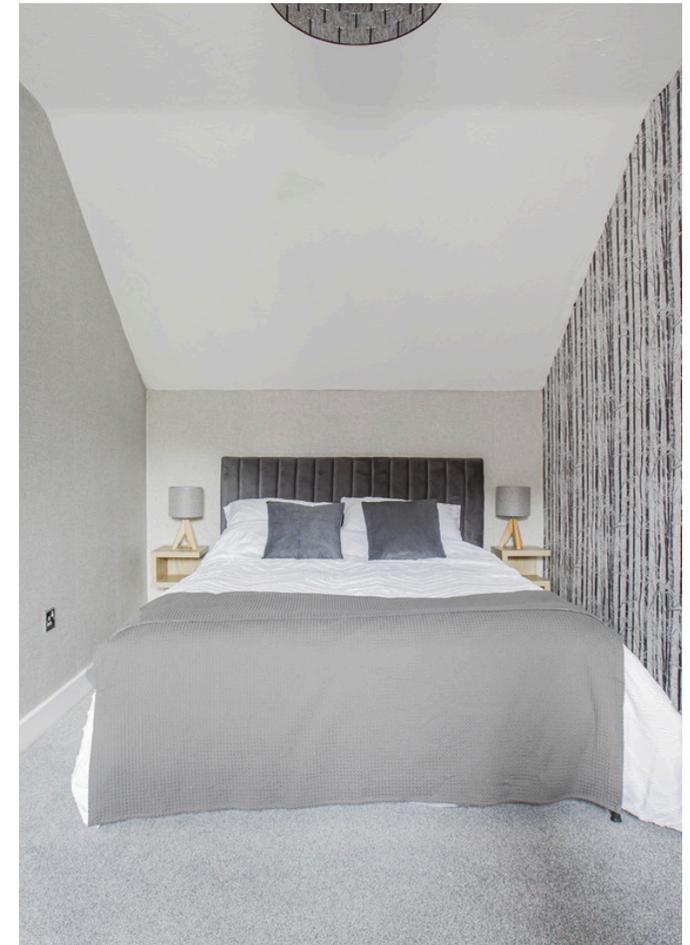
A well presented three bedroom family home, situated in this quiet location just a short walk from from the town centre and Didcot Parkway train station.

The accommodation comprises of an entrance hall, kitchen, cloakroom, lounge, plus a further entertaining space to the rear of the property. On the first floor there are three well-proportioned bedrooms and a stylish and modernised family bathroom.

To the rear of the property is a private and enclosed east facing garden with home office. The property also benefits from driveway parking and a garage, an EV charging point and newly fitted windows.

To fully appreciate the size and presentation through, viewings are highly recommended.





Key Features

- Double bedrooms
- Family entertaining space
- Home office
- Garage and driveway parking
- Cloakroom
- East facing garden
- Close proximity to town centre and train station
- Service Charge: £140.00 per annum
- EPC Rating: E
- Council Tax Band: C



The Location

The property is of a brick and tile construction.

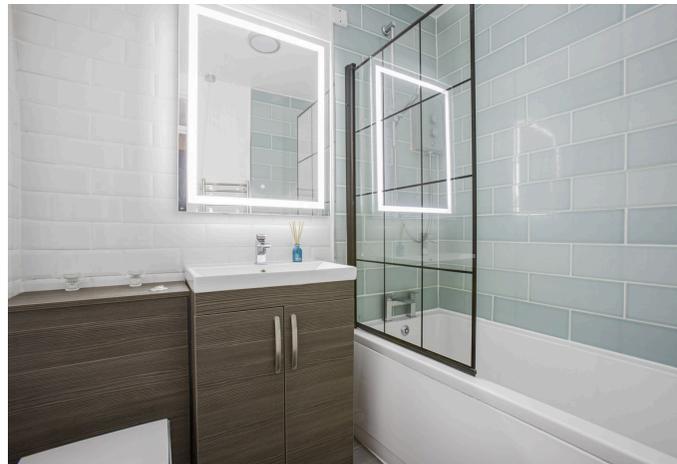
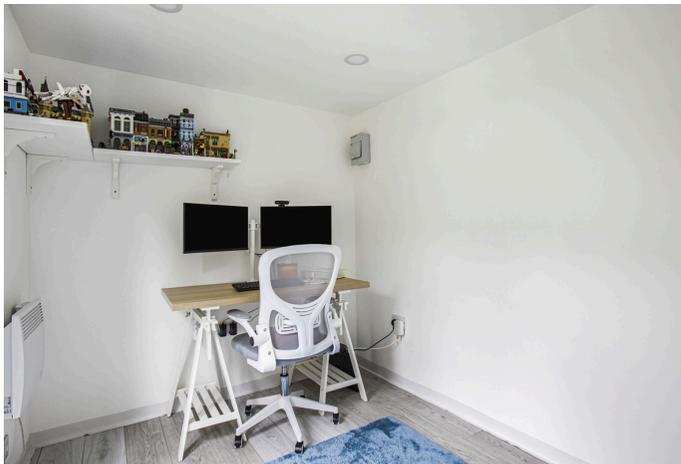
This property is connected to mains electricity, water and drainage.

Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property (checker.ofcom.org.uk)

Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. (checker.ofcom.org.uk)

According GOV.UK Flood Risk, this property has no flood risk. Information relating to Easements, Boundaries, Restrictions & Rights are awaited.

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



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.

Approximate Gross Internal Area 1142 sq ft – 106 sq m
Ground Floor Area 635 sq ft – 59 sq m
First Floor Area 427 sq ft – 40 sq m
Outbuilding Area 80 sq ft – 7 sq m



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