



49 Sir Frank Williams Avenue, Didcot, OX11 6AS
£389,950 Freehold

THOMAS
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SALES LETTINGS



The Property

A well-presented four bedroom townhouse with the added advantage of a conservatory and garage conveniently situated within the Great Western Park development being offered for sale with no onward chain.

Originally the show house, this spacious and well-appointed property features accommodation across three floors with a cloakroom, sitting room, good size kitchen/dining room and a conservatory on the ground floor, three bedrooms and a family bathroom on the first floor and an impressive second floor principal bedroom with en-suite shower room.

The property benefits from double glazed UPVC windows and gas central heating

Some material information to note:

The property is of a brick built construction and is connected to mains gas, electricity, water and drainage. According to Ofcom ultrafast broadband is available at the property. According to Ofcom there may be some limited coverage with some phone providers. According to GOV.UK Flood risk, very low risk of flooding. For any information regarding charges on the property then please contact the agent. Please be advised that the property's garage is leasehold - no ground rent or maintenance charge has been applied or requested.





Key Features

- Three bedroom town house being offered for sale with no onward chain
- Well fitted kitchen/dining room
- Cloakroom
- Generous sitting room
- Conservatory with doors opening out to garden
- Three first floor bedrooms and family bathroom
- 20' principal bedroom with en-suite
- Garage and parking space
- Council Tax Band: D
- EPC Rating: B

The Location

Situated on Sir Frank Williams Avenue this property is well placed for access to local shops and schools within half a mile of Boundary Park. A frequent bus service connects to Didcot Parkway and the town centre.

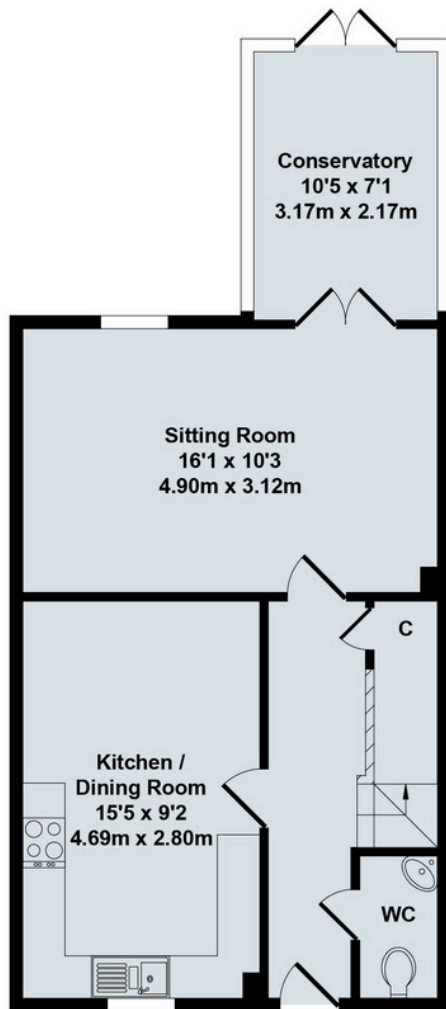
Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that opened in 2005 named the Orchard Centre with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in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



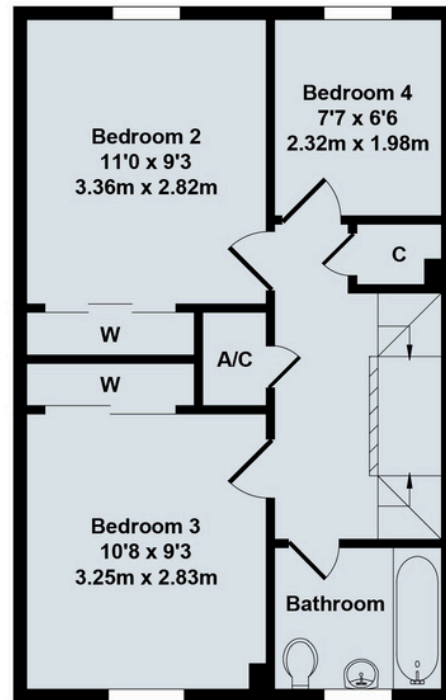
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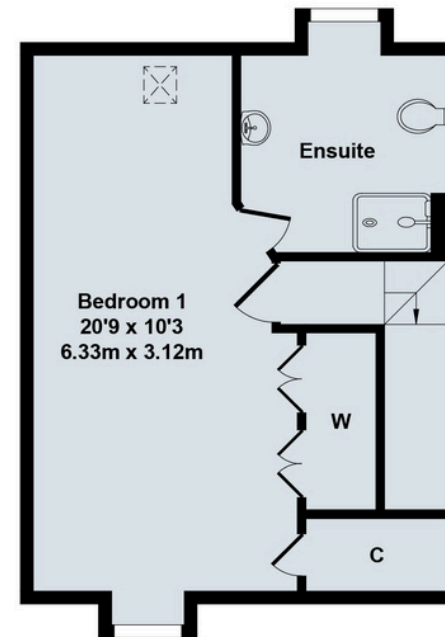
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Ground Floor



First Floor



Second Floor



Total Approx. Floor Area 1253 Sq.Ft. (116.40 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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