



121 Lydalls Road, Didcot, OX11 7EA  
£280,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Coming to market with NO ONWARD CHAIN is this attractive two-bedroom home, ideally situated within the sought after Lydalls Road and within a short walking distance of Didcot Parkway railway station.

The internal accommodation comprises of two reception rooms, kitchen with UPVC door leading to the rear garden, two double bedrooms and a family bathroom. To the rear of the property is a south facing, sizeable and low maintenance garden laid mostly to lawn and patio.

Located within a pretty conservation area within some of Didcot's oldest roads, the property comes to the market with no onward chain and benefits from a number of significant improvements by the current owners in recent times including a brand-new roof, gas boiler and flat rear roof to mention a few.

This property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)) Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)) According GOV.UK Flood Risk, this property has a very low flood risk. For information relating to Easements, Boundaries, Restrictions & Rights, please contact the agent. Please be advised that the property has no off street parking and on street parking will require the new owner to obtain a resident permit for on street parking. Neighbouring properties have a rights of way through neighbouring properties gardens via a secure timber gate. Having benefitted from renovations pre 1999, consequently low levels of asbestos may be present. Parking to the single garage or on street parking. BE advised the property falls within a conservation area





## Key Features

- Within short walking distance to Didcot Parkway Train Station – 0.3mile walking distance
- Brand new roof undertaken by the current owner in August 2026
- No onward chain
- Two double bedrooms
- South facing garden
- Gas central heating and double glazed
- Council Tax Band: C
- EPC Rating: D

## The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which 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 from Didcot Parkway (approx. 40 minutes).

**Approximate Gross Internal Area 711 sq ft - 66 sq m  
(Excluding Outbuilding)**

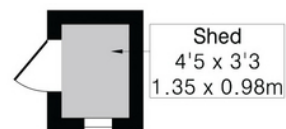
Ground Floor Area 419 sq ft – 39 sq m

First Floor Area 292 sq ft – 27 sq m

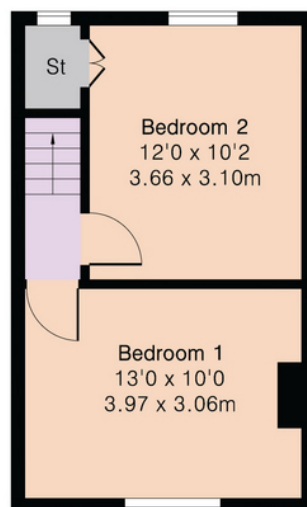
Outbuilding Area 14 sq ft – 1 sq m



Ground Floor



Outbuilding



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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