



22 Sands Road, South Moreton, OX11 9AB
£415,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated along a residential cul-de-sac within the village of South Moreton and offered to market with no onward chain is this sizeable three bedroom semi-detached home.

Offering substantial scope to extend its current accommodation (STPP), the properties existing accommodation to the ground floor offers sizeable reception space via a large lounge/ diner which spans front to back as well as a spacious entrance hall and kitchen/breakfast room which in turn leads to a utility. To the first floor are three well proportioned bedrooms along with family bathroom.

Externally to the front of the property there is a driveway which has scope to be expanded along with large side access leading to the detached single garage & rear garden with its matured rear garden laid mostly to lawn & patio.

Some material information to note:

The property is of a traditional brick construction.

Tenure: Freehold. Mains services - Gas, electric, water and drainage. Flood risk - Low flood risk. Broadband speeds of standard to ultrafast are available according to Ofcom checker.

Mobile and data signals are limited with some of the providers indoors and offer a good service outdoors according to Ofcom checker. 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. For any further information relating to 'The Register of Title' then please contact the estate agent.





Key Features

- Coming to market with no onward chain
- Vast potential to extend – subject to the correct planning permission
- Recently installed gas boiler within the last 2 years and UPVC double glazed
- Recreation ground located at the end of the cul-de-sac
- Within short driveable distance to Didcot Parkway Train Station which offers mainline services to London Paddington in 40 minutes
- Council Tax Band: C
- EPC Rating: C

The Location

South Moreton is a pretty quintessential South Oxfordshire village lying between Didcot and Wallingford. Facilities include a well-considered village primary school and a renovated community owned pub The Crown, a large recreation ground and St. Johns parish church. Didcot offers excellent shopping and leisure facilities as well as a fast rail connection to London Paddington from Didcot parkway in under 45 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.

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**Approximate Gross Internal Area 1063 sq ft - 99 sq m
(Excluding Garage)**

Ground Floor Area 615 sq ft – 57 sq m

First Floor Area 448 sq ft – 42 sq m

Garage Area 202 sq ft – 19 sq m

