



33 Hagbourne Road, Didcot, OX11 8DP
£275,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered to the market with no onward chain is this well presented two bedroom semi-detached property situated on one of more the established roads within the town.

The property comprises of, entrance porch which leads through to a light and airy open plan generous sized living/kitchen dining room. On the first floor there are two good sized bedrooms and a main bathroom. Additional benefits include a private courtyard garden off of the kitchen, gas fired central heating and UPVC double glazed windows. For the location and presentation to be fully appreciated a viewing is highly recommended.

Hagbourne Road is well placed for easy access to Didcot Parkway (Paddington 45 minutes) and town centre shopping and leisure facilities including The Orchard Centre all within 1/2 a mile of of the property.

Some material information to note:

Tenure - Freehold.

The property is connected to mains gas, electricity, water and drainage. Broadband - according to Ofcom, Standard to Ultrafast Broadband are available (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage for a range of providers. (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low risk of flooding. For any further information relating to the register of title please contact the estate agent.





Key Features

- Offered to the market with no onward chain.
- Two good sized double bedrooms.
- Generous sized open plan kitchen living dining room.
- Private courtyard garden.
- Situated 0.8 miles from Didcot Parkway and close to amenities.
- Tenure - Freehold.
- Council Tax Band - C.

The Location

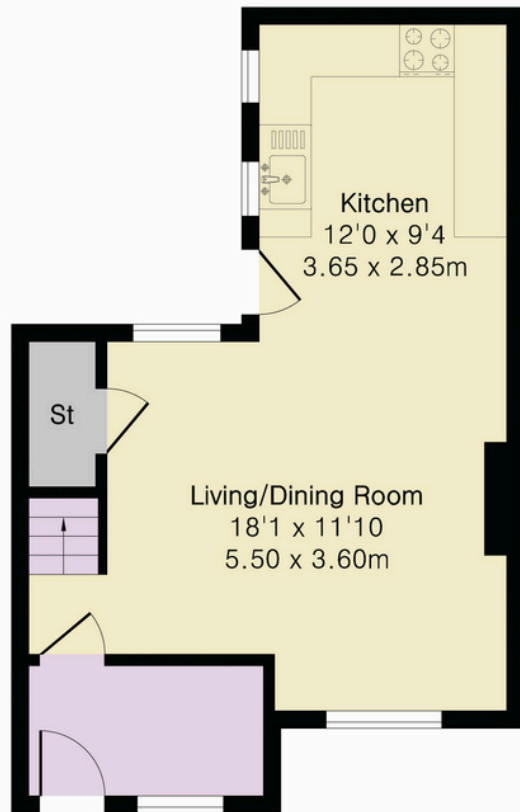
Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre shopping complex with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south.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



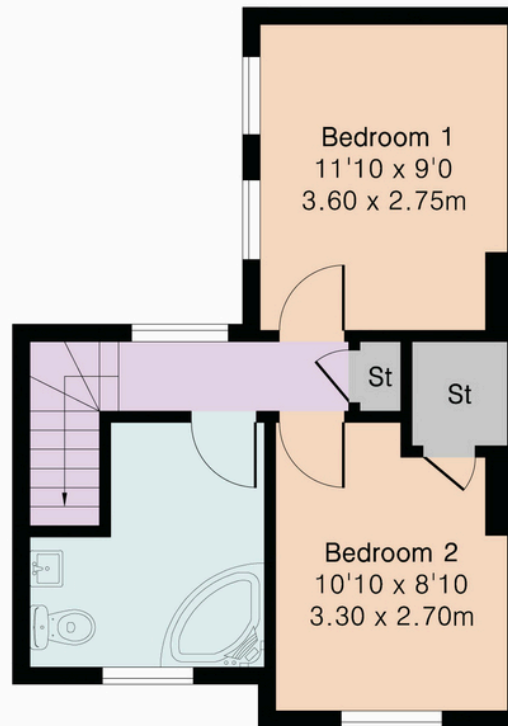
Approximate Gross Internal Area 740 sq ft - 68 sq m

Ground Floor Area 392 sq ft – 36 sq m

First Floor Area 348 sq ft – 32 sq m



Ground Floor



First Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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