



5 Hinton Crescent, Didcot, OX11 9GB

Offers Over £335,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Located on the new & impressive Nobel Park development is this well presented two bedroom mid terraced home.

Upon entering the property, you are welcomed by a spacious hallway that sets the tone for the rest of the home. The property boasts a modern, well-appointed kitchen featuring quality Bosch appliances. To the rear, there is a spacious and bright living room, enhanced by bi-fold doors that open out onto the east facing garden.

Upstairs, the property offers two well-proportioned double bedrooms, along with a contemporary family bathroom finished to a modern standard. There is also the benefit of a downstairs WC. Externally, the house offers two allocated parking spaces.

### Material Information to note:

The property is of a brick built construction. The property is connected to mains gas, electric, water and drainage. According to Ofcom checker, superfast and ultrafast broadband is available at the property. According to Ofcom checker there is good coverage on a range of mobile providers. According to GOV.UK Flood risk, this property is of low flood risk. For any further information on the register of title please contact the agent. Please be advised there is a year estate management charge.



## Key Features

- Impressively high ceilings.
- Located within Nobel park.
- Bi-fold doors leading to the garden.
- Two allocated parking spaces.
- Benefits from NHBC warranty.
- EPC Rating: B
- Council Tax Band: C

## The Location

Nobel Park is a newly developed site which sits conveniently within short driving distance to the A34, M40 and M4. A local frequent bus service is also within walking distance and services Didcot Parkway Train Station, Orchard shopping centre and local towns and villages. By foot you can also walk via Bridleway to Long Wittenham village.

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.

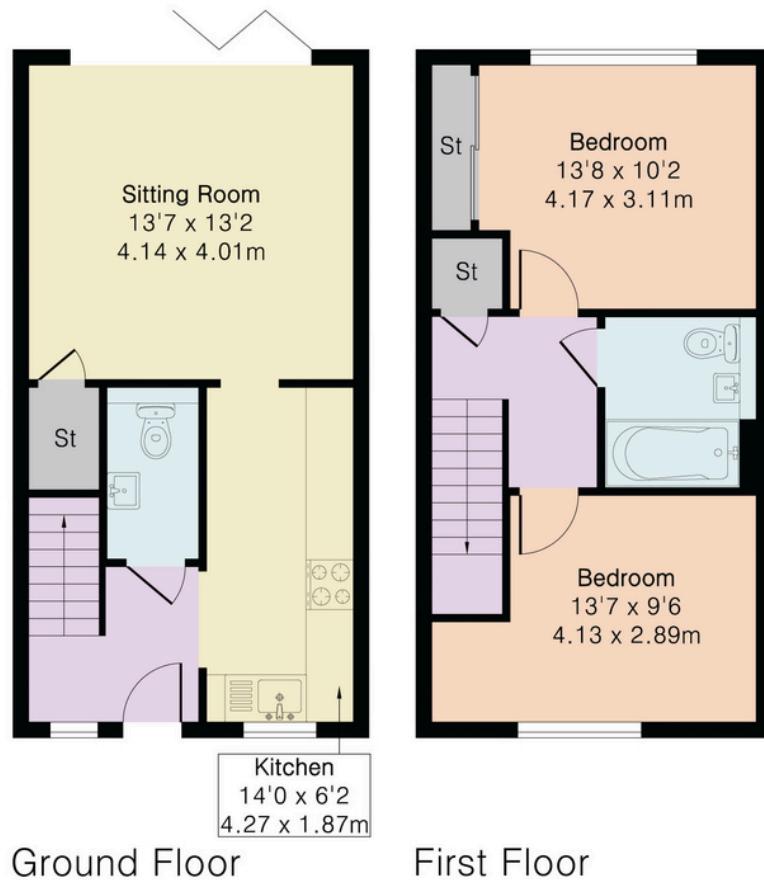
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

## Approximate Gross Internal Area 746 sq ft - 70 sq m

Ground Floor Area 373 sq ft – 35 sq m

First Floor Area 373 sq ft – 35 sq m

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