7 Dunsden Close, Didcot, OX11 7BB

Fixed Price £260,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS

The Property

Offered to the market with no onward chain is this two bedroom terraced property situated just 0.6 miles from Didcot Parkway railway station.

The property comprises of entrance hall, modern kitchen which leads into a spacious living room with the addition of a conservatory. On the first floor there are two bedrooms with a storage cupboard in the principal bedroom and bathroom. Additional benefits include driveway parking to the front, gas fired central heating and UPVC double glazed windows. A viewing is highly recommended.

Some material information to note:
Tenure - Freehold
The property is of a brick construction and is connected to mains gas, electric water and drainage. Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property (checker.ofcom.org.uk) Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low flood risk. We are not aware of any adjacent planning consents that might affect value. We have not carried out a survey however please note properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. For any information relating to 'The Register of Title' please contact the agent.

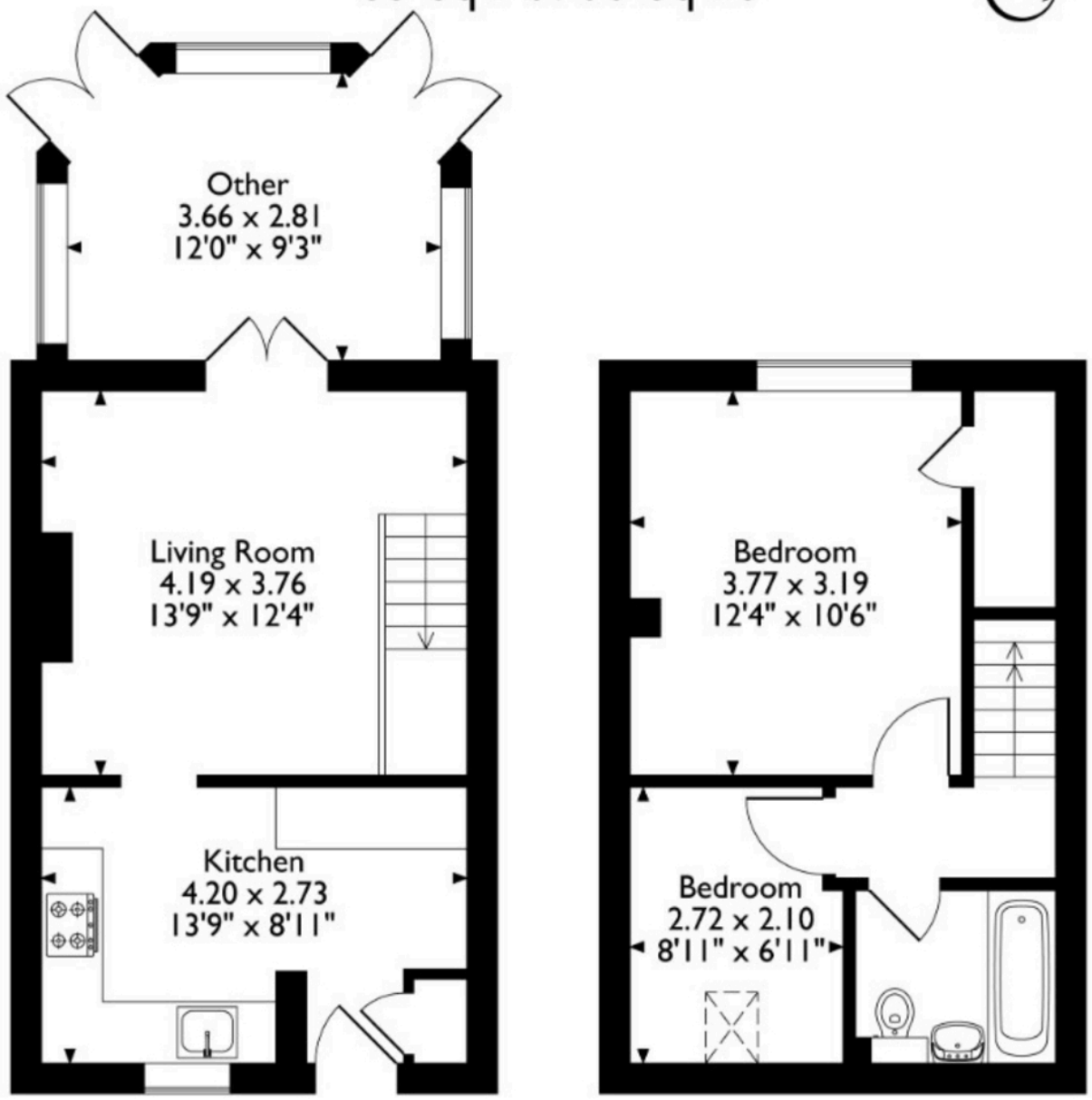
Key Features

- Offered to the market with no onward chain.
- Two bedroom terraced property
- Driveway parking to the front.
- Modern kitchen and bathroom.
- Situated just 0.6 miles from Didcot Parkway.
- Tenure - Freehold.
- Council Tax Band: B
- EPC Rating: D

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
65 Sq M/700 Sq Ft



Ground Floor **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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