



54 Green Close, Didcot, OX11 8TA
£300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Being sold with no onward chain is a well situated two bedroom mid-terrace house located on Green Close, in an established residential part of Didcot.

The ground floor comprises a cosy living room, a functional kitchen, and a light filled conservatory that extends the living space and overlooks the garden. Upstairs, there are two well proportioned bedrooms and a family bathroom.

Additional benefits include a garage in a separate block, ideal for secure parking or storage. The property is a blank canvas ready for modernisation and personal touches, making it a great opportunity for first time buyers, downsizers, or investors.

Some material information to note:

Tenure - Freehold. The property has gas central heating and is connected to mains water, electricity and drainage. The property offers a garage in separate block. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The government portal highlights this as a very low risk/unlikely area for flooding. 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 as we have not carried out a survey. Further information relating to the 'Register of Title' can be requested from the estate agent.



Key Features

- Being sold with no onward chain.
- Access to a garage.
- Two bedroom house located in Old Didcot.
- EPC Rating C
- Council Tax Band: C

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).

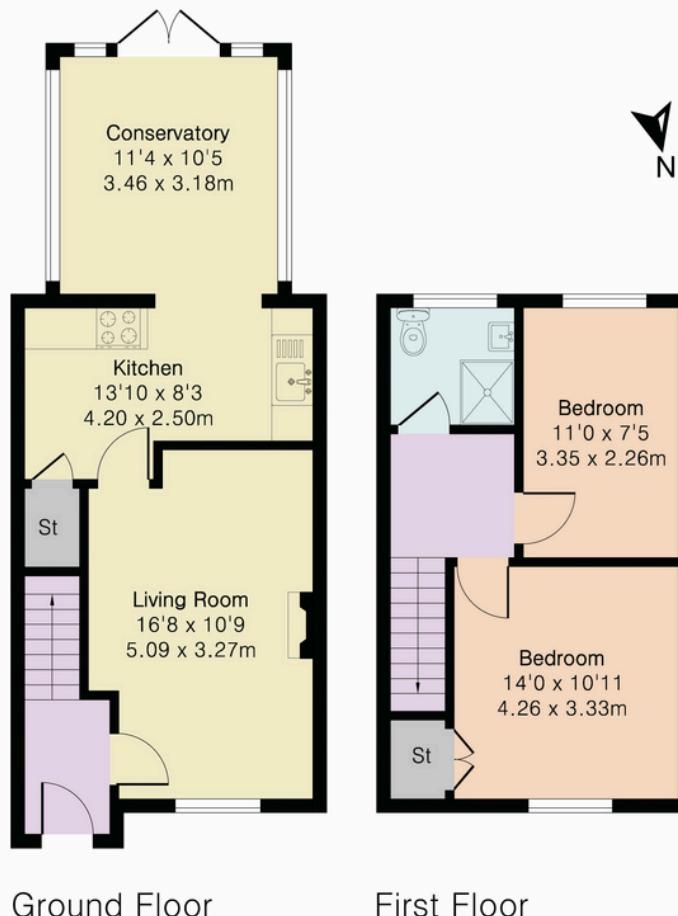


Thomas Merrifield and their clients give notice that:

Approximate Gross Internal Area 780 sq ft - 72 sq m

Ground Floor Area 456 sq ft - 42 sq m

First Floor Area 324 sq ft - 30 sq m



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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