



Edwin Road, Didcot, OX11 8LQ

£387,500 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Situated on Edwin Road in Didcot, this well-maintained three-bedroom semi-detached property offers flexible accommodation across two floors, excellent parking and a mature rear garden backing onto allotments. The property is offered to the market with no onward chain.

A spacious entrance hall leads to a comfortable living room at the front of the property and a versatile third bedroom, currently arranged as a study. To the rear is a generous kitchen/dining room overlooking the garden, while a separate utility room provides access to a ground-floor shower room.

Upstairs are two good-sized bedrooms with excellent built-in storage, alongside a family bathroom. The principal bedroom also benefits from a dedicated dressing room and far-reaching views across the allotments, while extensive eaves storage provides further practicality.

Outside, a block-paved driveway provides parking for several vehicles, with wide side access leading to a detached garage and separate brick-built garden store. The mature rear garden also benefits from gated access directly towards the allotments.

Edwin Road is an established residential location offering convenient access to Didcot's extensive amenities, schools and transport connections.

The nearby Orchard Centre provides a broad selection of shops, cafés and restaurants alongside a multiplex cinema and Cornerstone Arts Centre. Didcot also offers a wide range of leisure and sporting facilities, with numerous parks and green spaces throughout the town.





Key Features

- Three-bedroom semi-detached property with flexible living accommodation
- Offered for sale with no ongoing chain
- Principal bedroom with dressing room and allotment views
- Mature rear garden with gated allotment access
- Detached garage and additional brick-built garden store
- Block-paved driveway providing parking for several vehicles
- Council Tax Band: C
- EPC Rating: D





The Location

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For commuters, Didcot Parkway provides direct mainline rail services to London Paddington in approximately 40 minutes, while the nearby A34 provides convenient access towards Oxford and onward connections with the M40 and M4.

Material Information

The property is not situated within a Conservation Area and is within an area identified as having a very low risk of flooding. Basic, Superfast and Ultrafast broadband are available, with full-fibre services available through BT and Virgin. Mobile coverage is reported as average across most suppliers.

Asbestos Information: As the property predates 2000, certain building materials may contain asbestos, including Artex finishes, vinyl tiles, sheet boards, corrugated roofing, pipework, lagging or insulation. These materials are generally considered safe unless disturbed; however, prospective buyers should seek their own professional advice. No asbestos survey has been commissioned by the selling agent.



**Approximate Gross Internal Area 1172 sq ft - 109 sq m
(Excluding Garage)**

Ground Floor Area 741 sq ft – 69 sq m

First Floor Area 431 sq ft – 40 sq m

Garage Area 396 sq ft – 37 sq m



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Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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