



Blakes Field, Didcot, OX11 7BD

Offers Over £270,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Offered to the market with no onward chain is this two bedroom property tucked away in a quiet cul-de-sac in one of the more established areas of the town and situated just 0.6 of a mile from Didcot Parkway train station.

The property comprises of, entrance hall, kitchen, good sized storage room, spacious living room which leads through to a light and airy conservatory overlooking the garden. On the first floor there is a generous principal double bedroom with cupboard, second bedroom with velux window and bathroom.

Additional benefits include a mature and tidy south facing rear garden with rear access, gas fired central heating and UPVC double glazed windows. There is also an abundance of non-allocated parking to the front of the property. 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](http://checker.ofcom.org.uk)) Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers except for Three.

([checker.ofcom.org.uk](http://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.
- Generous sized living room.
- Tidy and mature south facing rear garden.
- Spacious principal bedroom with storage cupboard.
- Tucked away in a quiet cul-de-sac situated just 0.6 miles from Didcot Parkway
- Non-allocated on-street parking
- 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).

Some material information to note:

Tenure - Freehold

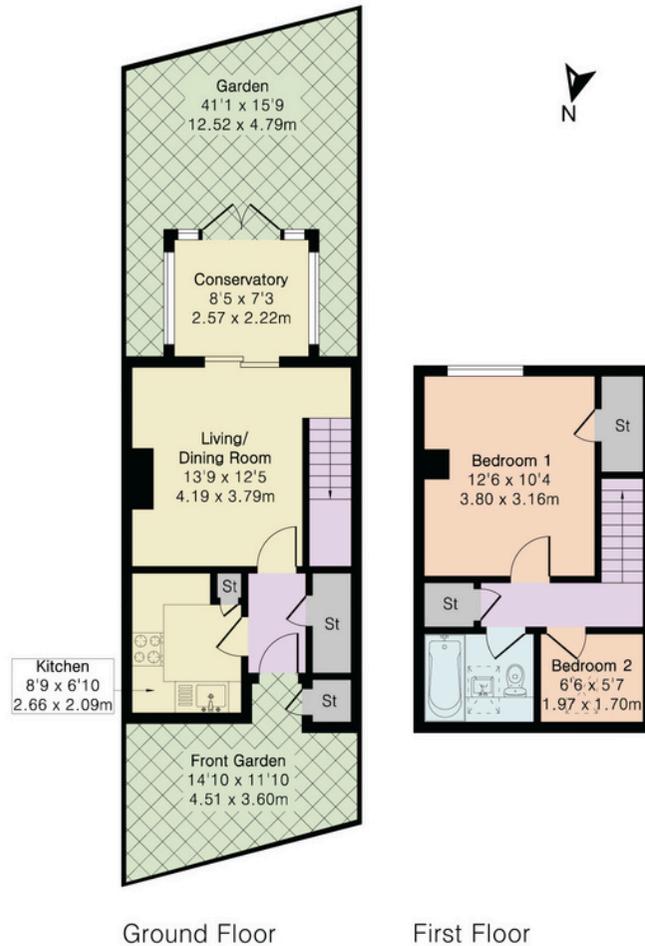
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**Approximate Gross Internal Area 649 sq ft - 60 sq m**

Ground Floor Area 355 sq ft – 32 sq m

First Floor Area 294 sq ft – 28 sq m



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.

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