

33a Tavistock Avenue, Didcot, OX11 8NA

£235,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS



The Property

Situated within a quiet cul-de-sac section of Tavistock Avenue in Didcot, this beautifully presented one-bedroom end-of-terrace home was constructed in 2017 and has been finished to a high standard throughout. Offering well-balanced accommodation, generous driveway parking and a landscaped rear garden, the property is offered for sale with no onward chain.

The ground floor begins with an entrance area leading into a spacious kitchen/dining room, providing an excellent setting for everyday living and entertaining. From here, there is access to a bathroom and a cosy living room positioned to the rear of the property, enjoying an attractive outlook over the garden. Upstairs, the first floor comprises a generously proportioned double bedroom, providing a comfortable and private space away from the main living accommodation.

Externally, the property benefits from a driveway offering off-street parking for several vehicles, complemented by an installed electric vehicle charging point.
Side access leads to the landscaped rear garden, providing an attractive outdoor space for relaxing and entertaining.

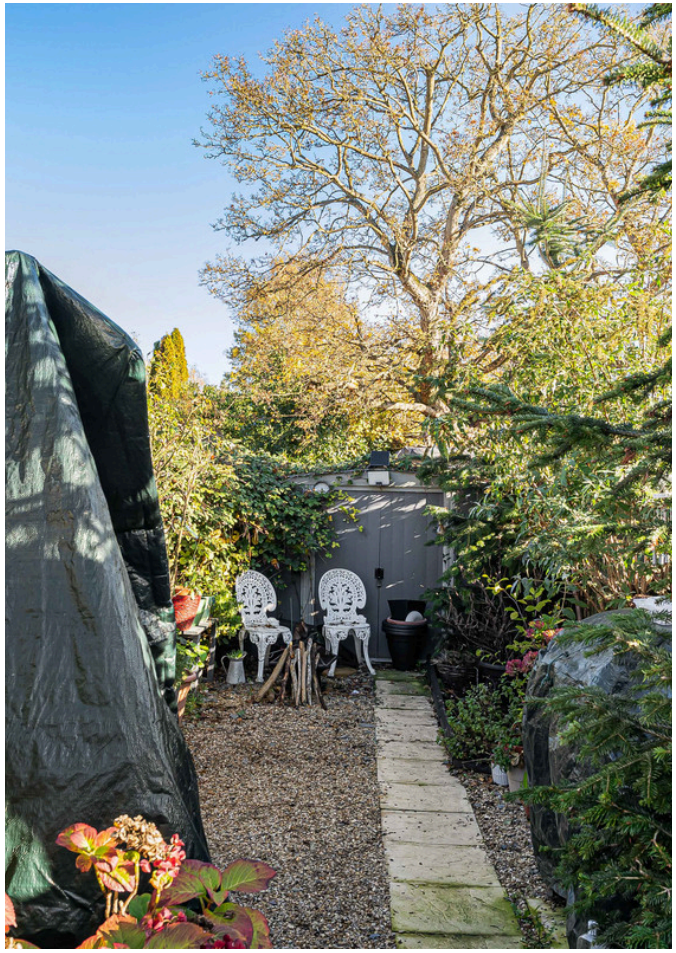




Material Information
Construction: Built in 2017 using traditional brick and block construction. Heating: Gas central heating, reported to have been regularly serviced and maintained. Broadband: Basic, Superfast and Ultrafast broadband services are reported as available. Mobile Coverage: Average mobile coverage is reported across all major network providers. Flood Risk: The property is situated within an area identified as having a very low risk of flooding. Electric Vehicle Charging: An EV charging point has been installed at the property.







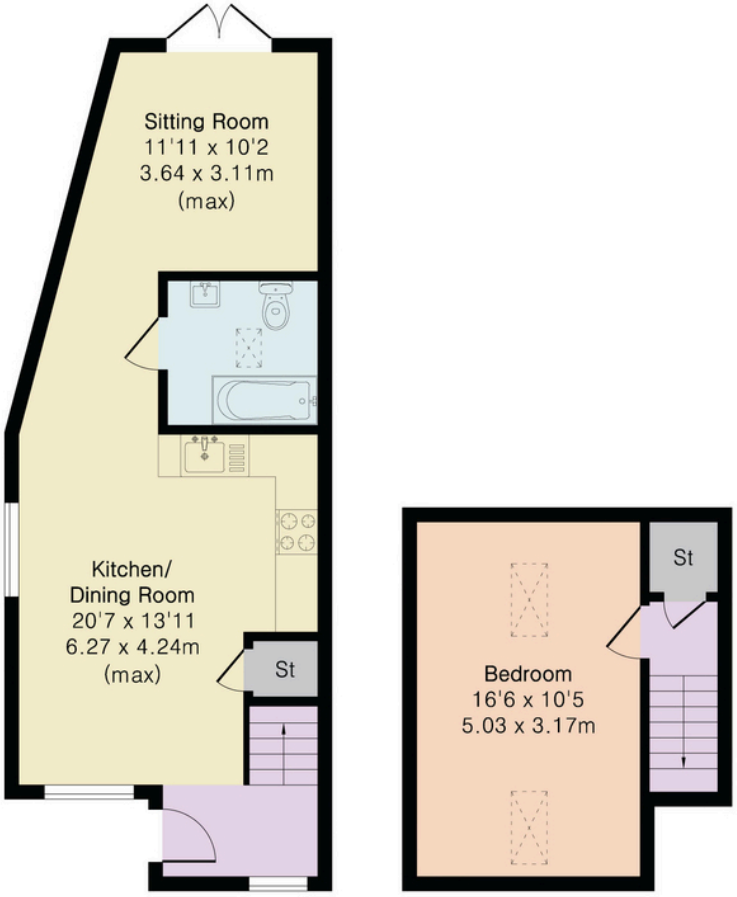
Key Features

- Modern one-bedroom end-of-terrace home built in 2017
- Offered for sale with no onward chain
- Spacious kitchen/dining room and cosy rear living room
- Generous double bedroom and ground-floor bathroom
- Landscaped rear garden with convenient side access
- Driveway parking for several vehicles with EV charger
- Council Tax Band: B
- EPC Rating: D

The Location

Tavistock Avenue is situated within the popular town of Didcot, offering convenient access to a wide range of everyday amenities, shopping facilities and excellent transport connections. Didcot is one of South Oxfordshire's principal towns, providing a comprehensive selection of schools, supermarkets, leisure facilities and recreational spaces. The Orchard Centre forms the heart of the town's shopping and leisure offering, with a variety of high-street retailers, cafés and restaurants, alongside a multiplex cinema and the Cornerstone Arts Centre.

Approximate Gross Internal Area 680 sq ft - 63 sq m
Ground Floor Area 463 sq ft – 43 sq m
First Floor Area 217 sq ft – 20 sq m



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