



11 Beaufort Close, Didcot, OX11 8TS

Offers Over £365,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

An extended and well presented three bedroom semi-detached house situated in one of the more established parts of town.

The accommodation comprises of an entrance hall, kitchen, study/second reception room, cloakroom and a spacious and extended living/dining family room with French doors leading out onto the garden.

On the first floor there are three bedrooms, a family bathroom and an additional large storage room. Other benefits include a private and enclosed west-facing rear garden, parking and garage.

For the size and position to be fully appreciated a viewing is highly recommended.

Some material information

Tenure - Freehold

The property is of a brick construction and is connected to mains gas, electricity and water.

According to Ofcom, Ultrafast and Superfast Broadband are available at this property ([checker.ofcom.org.uk](https://checker.ofcom.org.uk)) According to Ofcom, there is good coverage on a range of phone providers. ([checker.ofcom.org.uk](https://checker.ofcom.org.uk)) According GOV.UK Flood Risk, this property has a very low flood risk. 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 further information relating to 'Register of Title' then please contact the estate agent.







## Key Features

- Three bedroom property situated in one of the more established parts of the town.
- Garage and parking.
- Extension to rear to create a spacious living/dining room.
- Second reception room/study.
- Tenure - Freehold.
- EPC Rating C.
- Council Tax Band C.

## The Location

The town of 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).



**Approximate Gross Internal Area 1019 sq ft - 95 sq m  
(Excluding Garage)**

Ground Floor Area 569 sq ft – 53 sq m

First Floor Area 450 sq ft – 42 sq m

Garage Area 142 sq ft – 13 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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