



Merritt Road, Didcot, OX11 7DF
£415,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A beautifully presented and tasteful three bedroom semi-detached family situated on a popular road within one of the more established parts of the town.

The property comprises of, spacious hallway with a large storage area and modern downstairs shower room and toilet, living room with wood burner leading through a stylish kitchen diner with fully integrated appliances and patio doors out onto the garden.

On the first floor there are three bedrooms with fitted wardrobes to the principal bedroom and recently re-fitted modern bathroom. Additional benefits include ample driveway parking, a spacious and private south facing rear garden with shed, gas fired central heating and UPVC double glazed windows. For the size, location and presentation to be fully appreciated a viewing is highly recommended.

Some material information to note. Tenure - Freehold. The property is of a brick construction. This property 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) Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. (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 information relating to the 'Register of Title' then please contact the estate agent.





Key Features

- Modern three bedroom semi-detached family home.
- Modern and fully integrated kitchen.
- Private and enclosed south facing rear garden.
- Spacious hallway with separate storage area.
- Recently refitted stylish bathroom.
- Downstairs shower room with toilet.
- Ample driveway parking.
- Tenure - Freehold.
- Council Tax Band: C
- EPC Rating: C



The Location

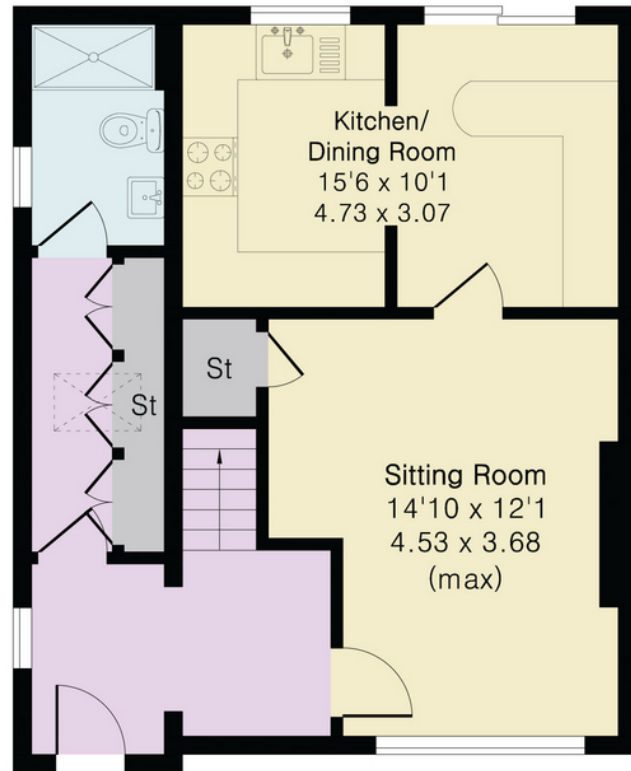
Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre shopping complex with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington from Didcot Parkway (approx. 40 minutes).



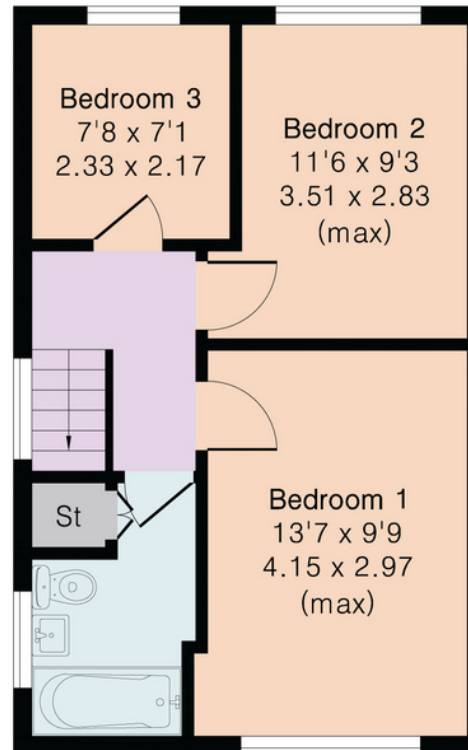
Approximate Gross Internal Area 927 sq ft - 87 sq m

Ground Floor Area 533 sq ft – 50 sq m

First Floor Area 394 sq ft – 37 sq m



Ground Floor



First Floor

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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