



55 Edwin Road, Didcot, OX11 8LQ

Offers Over £375,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Located in an established residential road within older Didcot, is this extended, renovated and well-appointed three bedroom semi-detached family home.

The accommodation comprises of a spacious entrance hall, renovated family bathroom with underfloor heating, a large family sitting room to the front of the property and a sizeable kitchen/dining room to the rear, leading to the rear garden.

On the first floor are three well-proportioned bedrooms with a stylishly renovated en-suite shower room accompanying the largest bedroom.

To the front of the property is driveway providing ample off-street parking for multiple vehicles with a side access leading to a single garage and a mature rear garden.

The property has benefitted from a number of improvements by the current owners, including replacement UPVC double-glazed windows throughout, a recently fitted Worcester gas combi boiler, recladding and reinsulating undertaken on the flat roof section of the bedroom to the rear of the property, along with a newly laid felt flat roof to this section.



Some material information to note:

The property is of a traditional brick construction.

Tenure: Freehold. Mains services - Gas, electricity, water and drainage. Flood risk - very low flood risk. Broadband speeds of standard to ultrafast are available according to Ofcom checker. Mobile cover with the majority of providers, with the possible exception of three, according to Ofcom checker.

Given its pre 1999 build, there may be low levels of asbestos present though these are considered safe if left undisturbed.



## Key Features

- No onward chain
- Significant improvements undertaken throughout including renovation of the bathrooms
- Potential for further extension to side & rear subject to correct planning approvals
- Flat roof extension to the rear of the property expanding the kitchen/dining space
- Ample internal and external storage via partially board loft & 3x5 metre approx garage
- Driveway parking to front of property
- A range of amenities including primary and secondary schooling within walkable distance

## The Location

Edwin Road is made up of a variety of houses of varying design and is well-placed for access to local shops and schools at Cockcroft Road ( 0.35 miles). Central Didcot including the Orchard Centre shopping area (1 mile) and Didcot Parkway mainline railway station (1.3 miles)

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.

**Approximate Gross Internal Area 961 sq ft - 89 sq m  
(Excluding Garage)**

Ground Floor Area 538 sq ft – 50 sq m

First Floor Area 423 sq ft – 39 sq m

Garage Area 169 sq ft – 16 sq m



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