



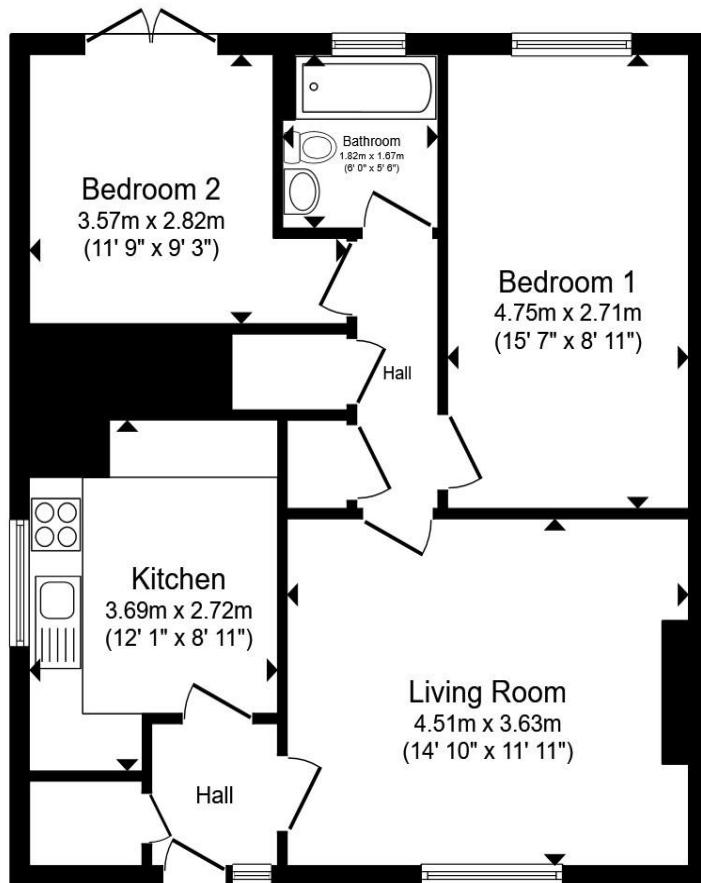
**Merritt Road, Didcot, OX11 7DF**

## Welcome to

### Merritt Road, Didcot

Allen & Harris are pleased to offer this ground floor maisonette situated in this popular established area of Didcot. In brief the property comprises private front door to entrance hall with storage cupboard. Modern kitchen diner with integrated fridge freezer, dishwasher, oven and hob, living room, two double bedrooms and a re-fitted bathroom with rain head shower over bath and underfloor electric heating. To the rear of the property is an enclosed rear garden with storage shed, a decked covered seating area and remainder laid to lawn. The property offers driveway parking to front with a garage located opposite the property with further parking spaces. Features include gas radiator central heating and UPVC double glazed. Internal viewings highly recommended.





## Floor Plan

Total floor area 62.7 m<sup>2</sup> (675 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Welcome to

### Merritt Road, Didcot

- Ground Floor Maisonette
- Two Bedrooms
- Modern Kitchen
- Re-fitted Bathroom
- Garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Aug 1964. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£245,000**



**view this property online** [allenandharris.co.uk/Property/DID106868](http://allenandharris.co.uk/Property/DID106868)

### Location

The town of Didcot offers a perfect location for families, commuters and young professionals with excellent local and regional transport links to London, Reading, Oxford or Birmingham via road links to the A34 which in turn lead to the M40 in the north and the M4 in the south and there is also an excellent mainline train service into London Paddington, approx. 38 minutes. Central Didcot offers extensive shopping and leisure facilities with the newly renovated Orchard Centre which now offers a wider range of shops, two gyms, restaurants and a Cineworld cinema, as well as Cornerstone, a local Arts and Drama centre and various superstores including Sainsburys and Aldi. Ladygrove and Great Western Park provide a wealth of different property varieties as well as highly regarded primary and secondary schools including Didcot Girls School, Saint Birinus Boys School and Aureus Secondary School.



Please note the marker reflects the postcode not the actual property



Property Ref:  
DID106868 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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