



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

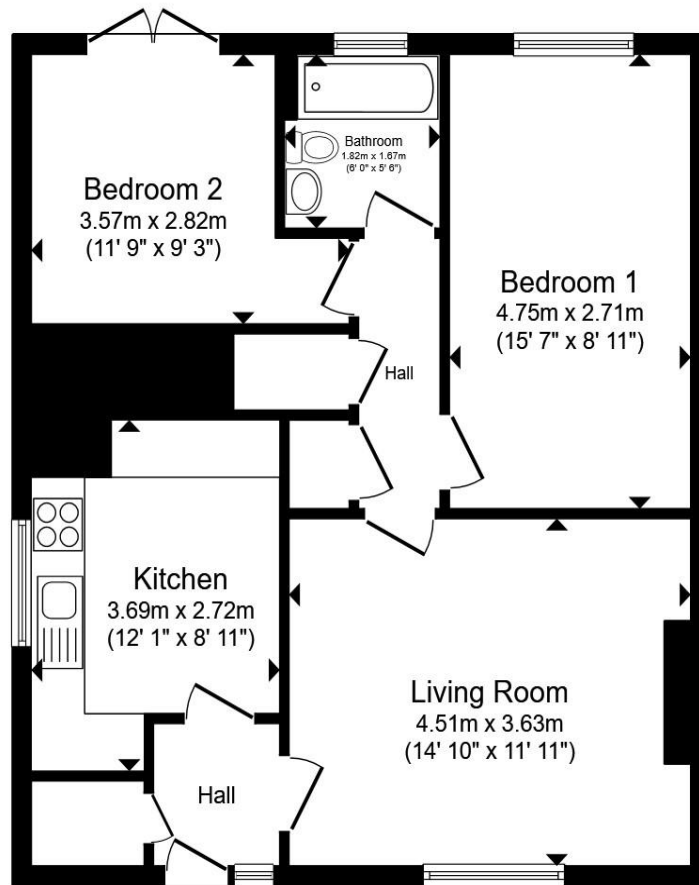


## Welcome to

### 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

### 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

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



Property Ref:

DID106868 - 0003

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