



Slade Road, Didcot, OX11 7AP

£450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Offered to the market with no onward chain is this rarely available three bedroom extended semi-detached property situated on one of the more popular roads within the town.

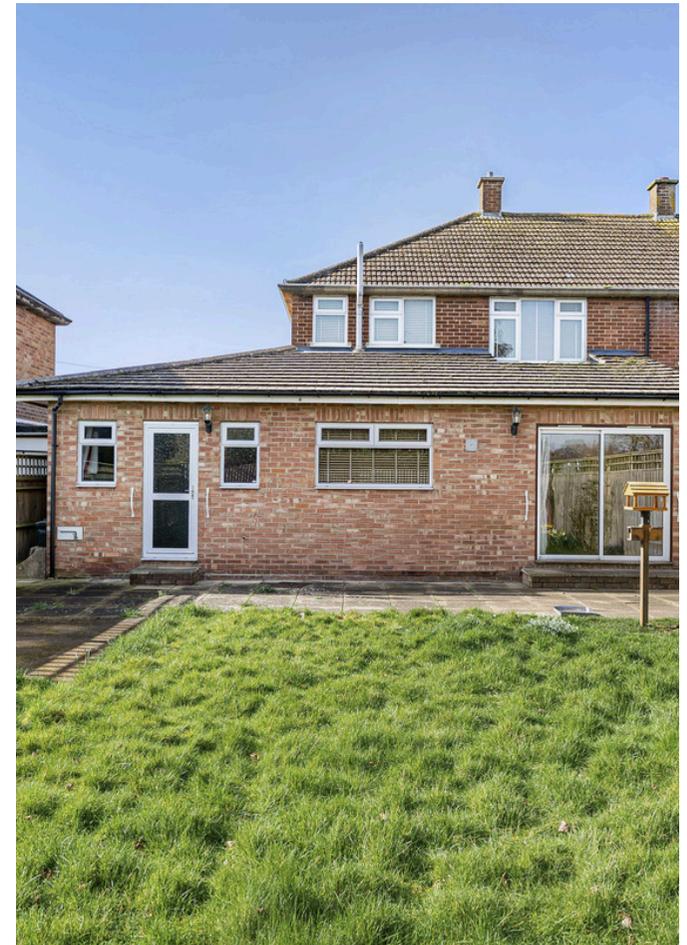
The property comprises of, entrance hallway, living room with bay window, a generous sized and spacious open plan kitchen diner with patio doors leading out onto the garden, separate utility room, cloakroom and a larger than average sized integral garage with electric roller door. On the first floor there are three good sized bedrooms with built in wardrobes to the principal bedroom and a four piece family bathroom suite. Additional benefits include a private and enclosed rear garden, ample driving parking, gas fired central heating and UPVC double glazed windows. For the presentation, size and location to be fully appreciated a viewing is highly recommended.

Material information to note:

Tenure - Freehold.

The property is of a brick build construction and is connected to mains gas, electric, water and drainage. According to Ofcom, there is up to ultrafast broadband available at the property (checker.ofcom.org.uk). According to Ofcom there is good coverage on a range of phone providers (checker.ofcom.org.uk). According to GOV.UK flood risk, there is a low flood risk at the property. Properties built or renovated pre-2000 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, corrugated roofing, pipework, lagging/ insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have not conducted our own surveys. Any further information in relation to the 'Register of Title' then please contact the estate agent.





Key Features

- Offered to the market with no onward chain.
- Extended three bedroom semi-detached home.
- Integral garage with electric roller door.
- Ample driveway parking.
- Generous sized open plan kitchen/diner.
- Utility room and downstairs cloakroom.
- Situated on one of the more popular and established roads within the town.
- Tenure - Freehold.
- Council Tax Band: D
- EPC Rating: 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 1729 sq ft - 160 sq m (Including Garage)

Ground Floor Area 1220 sq ft – 113 sq m

First Floor Area 509 sq ft – 47 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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