



18 Main Road, Appleford, OX14 4PG
£285,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in the popular village of Appleford, is this modern home built in 2017, offering contemporary living and well-designed accommodation throughout.

The property features a bright and spacious open-plan living area with bi-folding doors which lead on to the rear garden, creating an ideal space for both everyday living and entertaining. Furthermore, to the downstairs accommodation is an entrance hall, W/C and kitchen open planned in to the living room complimented by under floor heating throughout. The first-floor accommodation includes two well-proportioned double bedrooms and modern family bathroom. The property further benefits from two allocated residents' parking spaces, providing convenient off-road parking.

Combining modern design, practical features and village living, this attractive home would make an ideal purchase for first-time buyers, downsizers or investors alike.

Material information

Gas central heating. Mains water, mains electrics, mains drains, electric underfloor heating. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability bar the likes of EE, Vodafone and O2. The government portal generally highlights this as a very low/unlikely risk address for flooding. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. Buyers are advised to conduct searches to ascertain any planning permissions in place locally which would negatively affect the property. There are two resident allocated spaces to the front which is shared between the three properties





Key Features

- No Onward Chain
- Side access leading to the sizeable rear garden
- Bi-folding patio door leading on to the nicely maintained rear garden
- Off street parking for two vehicles
- Village Train Station which offers services to Oxford and Didcot Parkway Train Stations
- Gas centrally heated
- Council Tax Band: C
- EPC Rating: B

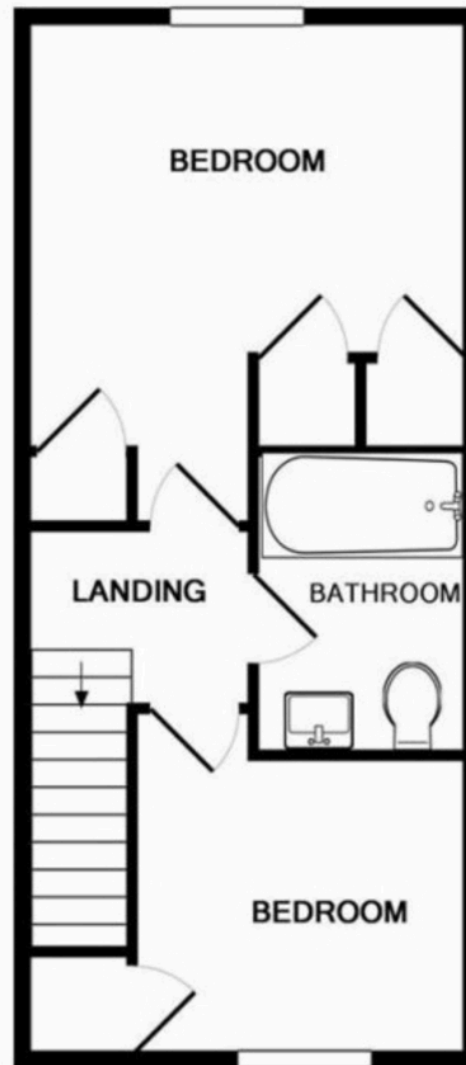
The Location

Appleford is a small village on the river Thames with a village church and Appleford train station. Both Didcot & Abingdon are close by (each 4 miles approximately) offering comprehensive shopping and leisure facilities as well as Didcot Parkway train station which has direct train links to Oxford city centre and London Paddington (approximately 40 minutes).





GROUND FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 739 SQ.FT. (68.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any

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