



59 Broadway, Didcot, OX11 8AJ

£365,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A four bedroom semi detached house dating from the late 1800's offering extended accommodation and off street parking in a central location within the town.

59 Broadway has been recently updated with a newly fitted kitchen incorporating built-in oven, hob and dishwasher. The property offers good sized versatile accommodation with three first floor bedrooms and an additional second floor bedroom. There is a first floor family bathroom and an additional shower room on the ground floor.

The house enjoys a central and particularly convenient location less than half a mile from Didcot Parkway and the Orchard Centre and lies within the Northbourne conservation area.

Material information:

Property is situated within the Northbourne Conservation area, mains water, electricity and drainage are connected. Broadband - according to Ofcom, Standard to Ultrafast Broadband are available (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage with the possible exception of three (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low risk of flooding. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. The house is part owned by a connected person as identified by the 1979 estate agents act who is an employee of Thomas Merrifield.





Key Features

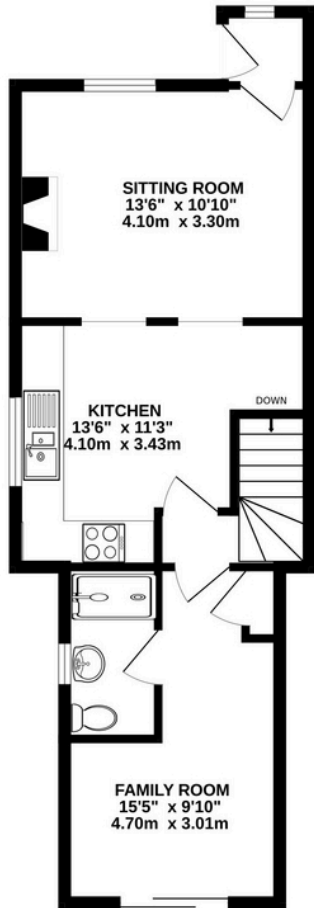
- Four bedrooms
- Newly fitted kitchen with integrated oven hob and dishwasher
- First floor family bathroom
- Ground floor shower room
- South facing garden
- Private driveway approached from Church Street
- Gas central heating
- UPVC double glazed windows
- EPC Rating: D
- Council Tax: C

The Location

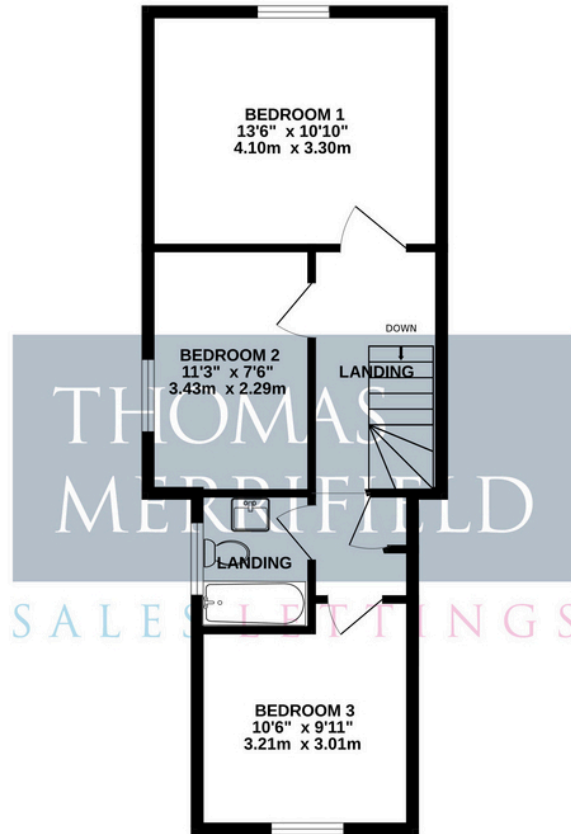
Didcot offers comprehensive leisure and sporting facilities for all ages and has a large shopping complex, the Orchard Centre with cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington approx. 40 minutes.



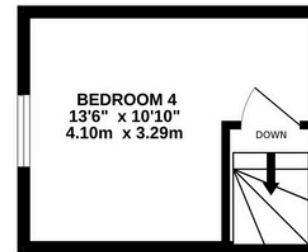
GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



2ND FLOOR
146 sq.ft. (13.5 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 sq.m.) approx.
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