



Pixton Close, Didcot, OX11 0BX  
Offers In The Region Of £350,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

An extended and nicely positioned bay-fronted two bedroom semi-detached house located within the popular Pixton Close.

Dating back to the 1930's and positioned within a quiet cul-de-sac, the property has benefited from a single-storey rear extension in 2012. The ground floor accommodation comprises of an entrance hall with stairs leading to the first floor, sitting room with bay window, cloakroom and kitchen /breakfast room with UPVC French doors leading to the sizeable southerly facing rear garden. On the first floor are two well proportioned double bedrooms and a family bathroom.

To the front of the property is a hard standing driveway offering off-street parking with a gated side access leading to the mature rear garden, which is mainly laid to lawn with an array of fruit and woodland trees and shrub lined borders.

For full appreciation of its potential and position, viewings are highly advised.

Some material information to note: Gas central heating. Mains water, electricity and drainage. Ultrafast broadband is available at the property. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode; with the possible exception of three. The government portal generally highlights this as an unlikely/very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. 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.





## Key Features

- Quiet cul-de-sac location
- Within a stones throw to Didcot Girls Secondary School
- Driveway parking
- South facing rear garden
- Vast potential to further extend subject to the correct planning permissions
- Recently installed Worcester gas boiler
- Walking distance to Didcot Parkway train station which offers mainline services to London Paddington in 40 minutes
- Council Tax Band: C





## The Location

Didcot is a thriving town that is popular with commuters and offers all the amenities for modern living. The town offers comprehensive leisure and sporting facilities for all ages and the Orchard Centre shopping complex, with a 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)



Thomas Merrifield and their clients give notice that:

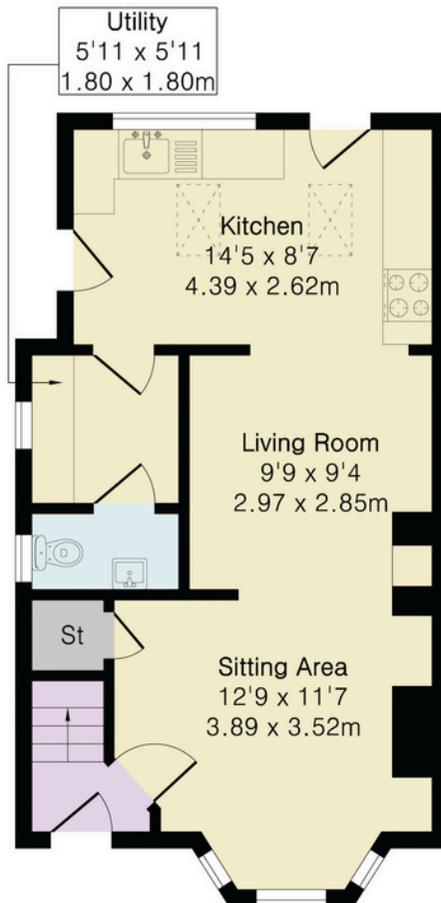
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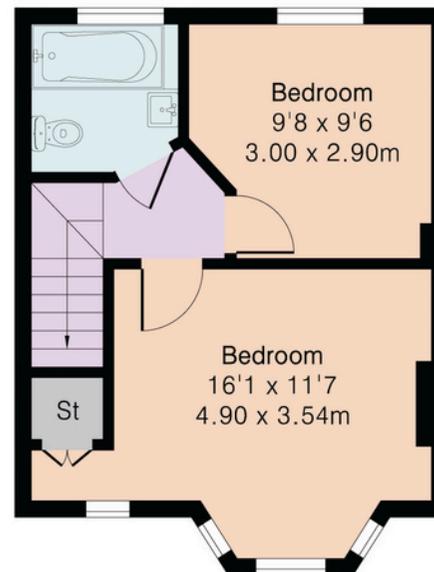
**Approximate Gross Internal Area 768 sq ft - 72 sq m**

Ground Floor Area 449 sq ft – 42 sq m

First Floor Area 319 sq ft – 30 sq m



Ground Floor



First Floor

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