

9 Widdowson Close, Didcot, OX11 9GF

Offers Over £400,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

Built by Croudace in 2024, this modern property has been meticulously maintained and still benefits from the NHBC warranty.

The ground floor accommodation comprises an entrance hall, downstairs WC and a spacious living room with bay windows to the front. To the rear of the property is a bright, modern open-plan kitchen and dining area, with French doors opening onto the garden.

The first floor offers three bedrooms, including a principal bedroom with en-suite shower room, along with a family bathroom. The accommodation is presented in immaculate condition throughout.

Externally, the property benefits from solar panels, a carport and a private driveway providing parking for several vehicles, along with an EV charging point. The rear garden is a good size, with a patio area and lawn.

Some material information to note:
The property is of brick construction and is connected to mains gas, electricity, water and drainage. According to Ofcom checker ultrafast and superfast broadband is available at the property. According to Ofcom checker there is a good service on a range of phone providers. According to GOV.UK Flood Risk, the property is of a low flood risk. For any further information on the register of title then please contact the agent. There is a local estate charge of £268 per year.







Key Features

- Three bedroom semi-detached house in cul-de-sac location
- Open plan kitchen / dining room with French doors leading out to the garden.
- En-suite in master bedroom.
- EPC Rating: B
- Council Tax Band: D
- Estate management Charge: £268.00 per annum
- Car port with roof cover.

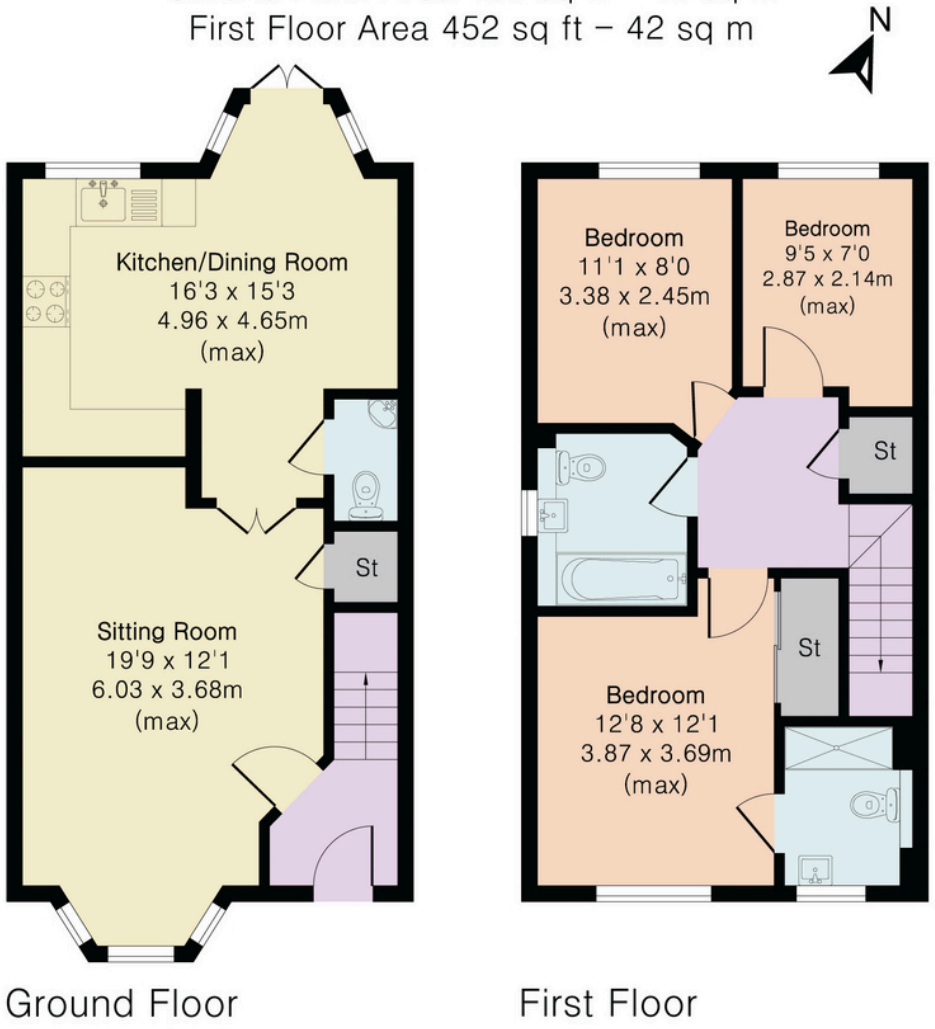
The Location

Didcot is a thriving town that is popular with commuters and offers all the amenities for modern living. 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 932 sq ft - 87 sq m

Ground Floor Area 480 sq ft – 45 sq m

First Floor Area 452 sq ft – 42 sq m



Ground Floor

First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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