



80 Queensway, Didcot, OX11 8LU
£339,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Coming to the market with no onward chain is this immaculately presented three bedroom home located within an established road within older Didcot.

Comprising of entrance hall, family sitting room with fitted wood burning stove and a modern kitchen/dining room with UPVC French doors leading to the sizeable rear garden. To the first floor of the property is a stylish refitted bathroom with three piece suite along with three well-proportioned bedrooms with at least two of these being double.

To the front of the property is side by side parking to the block paved driveway for up to three vehicles and to the rear is a well maintained south facing garden with extended patio, lawn, mature shrub lined borders and a gated rear access. Other benefits to its sale include gas central heating and UPVC double glazing throughout.

Some material information to note:

Property is of a brick built construction. The property is connected to mains gas, electric, water and drainage. According to Ofcom superfast and ultrafast broadband is available (checker.ofcom.org.uk). According to Ofcom there is good service on a range of phone providers. (checker.ofcom.org.uk). According to GOV.UK there is a low flood risk. Further information relating to the register of title, please contact the estate agent. We have not carried out a survey however please note properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We do note that a number of ceilings throughout the property are Artexed. For information relating to the 'Register of Title' then please contact the estate agent.





Key Features

- Immaculate stylish presentation throughout
- Driveway parking to the front of the property side by side
- South facing rear garden
- Wood burning stove
- Gas central heating
- Within walking distance of Northbourne C of E Primary School and local amenities
- No onward chain
- EPC Rating: C
- Council Tax Band: C

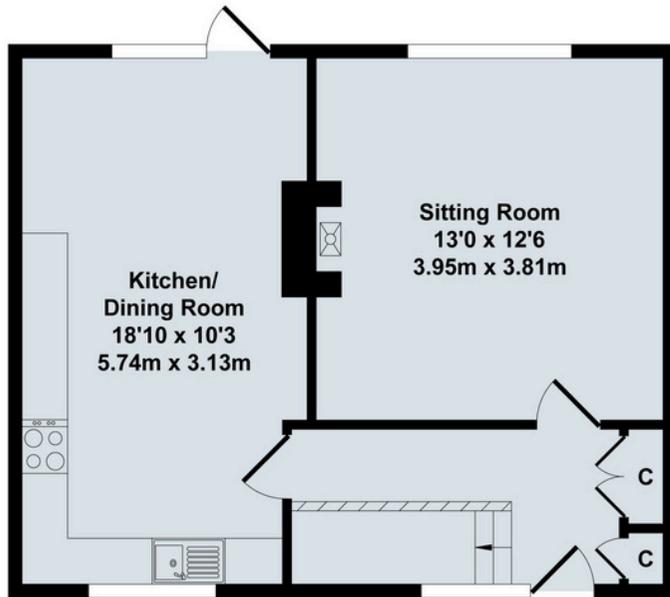
The Location

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).

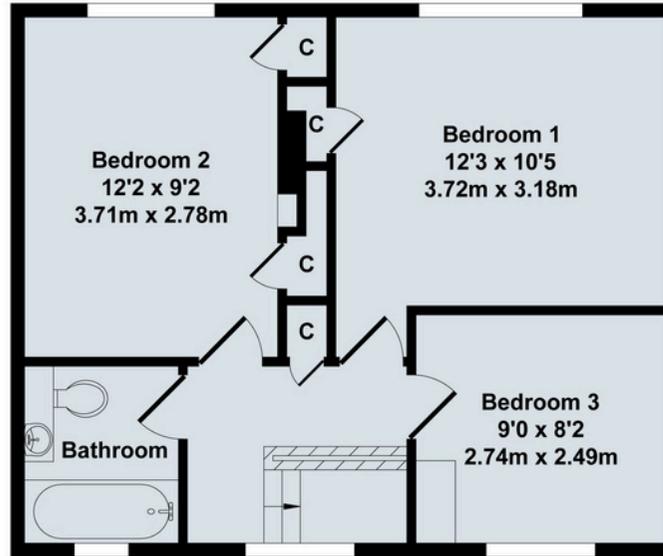
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Ground Floor



First Floor



Total Approx. Floor Area 870 Sq.Ft. (80.80 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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