# 20 Stonesfield, Didcot, OX11 9RF

Guide Price £230,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS

# The Property

A two bedroom staggered terrace house enjoying a quiet cul-de-sac location on the Millbrook development.

Dating from the 1980's this well presented property has the advantage of an updated kitchen and bathroom, double glazed UPVC windows and electric heating. There is a private recently fenced garden at the rear and allocated car parking.

Stonesfield forms part of the Millbrook development built by Wates Built Homes. This popular location is well placed for easy access to the town’s amenities including the Orchard Centre (0.6 miles away) and Didcot Parkway just under 1 mile distant.

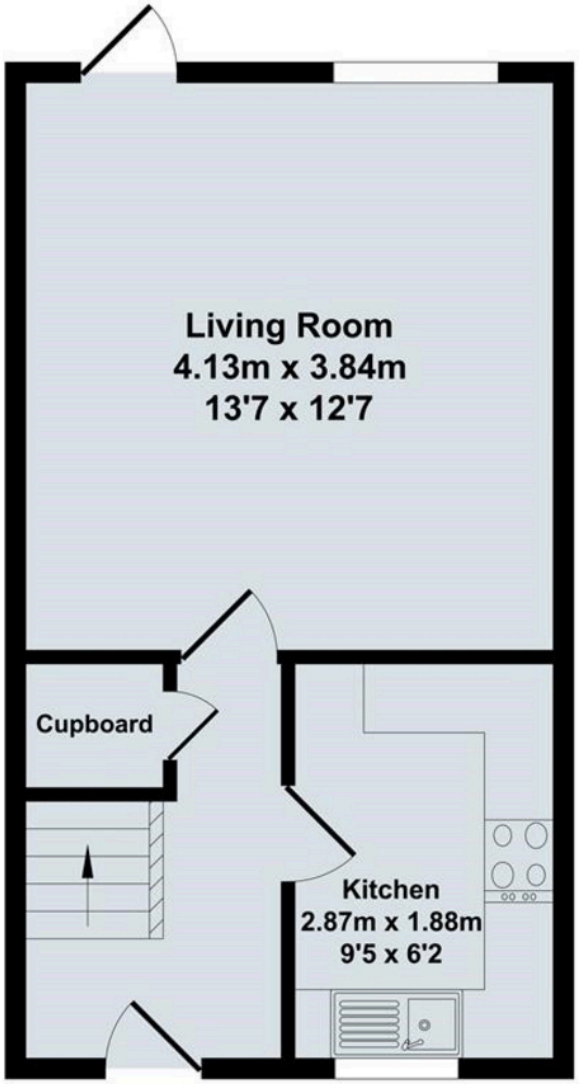
Material information mains electricity water and drainage, gas is available but not connected to the property. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is fine with the majority of major providers, with the exception of three. The government portal generally highlights this as an very low risk address for 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. We are not aware of any planning permissions in place which would negatively affect the property. Further information relating to 'The Register of Title' can be requested from the estate agent.

## Key Features

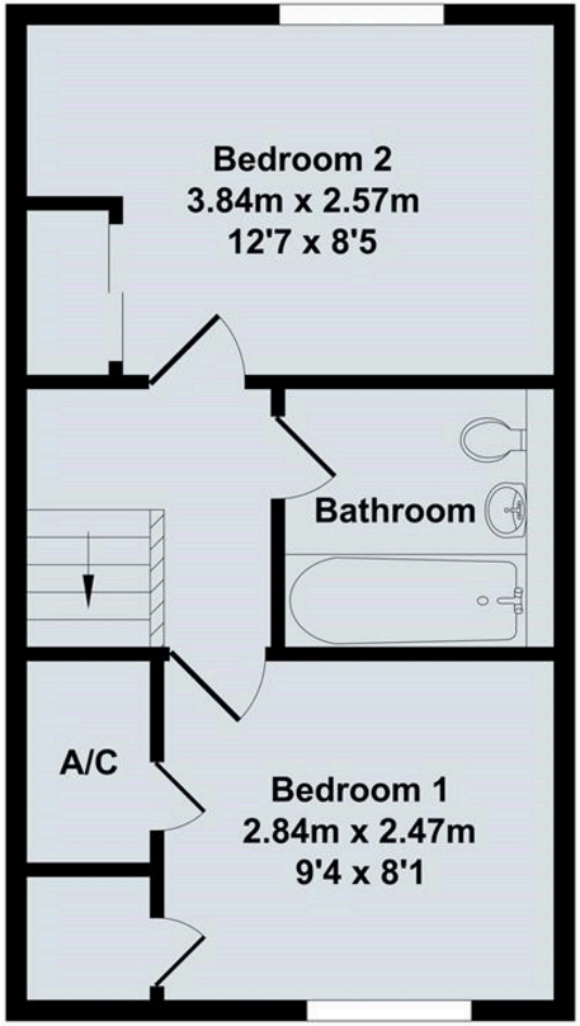
- Two double bedrooms
- Living room with French door to garden
- Double glazed UPVC windows
- Electric heating
- Refitted kitchen
- Refitted bathroom
- South facing rear garden
- Allocated car parking
- Chain Free with vacant possession
- Council Tax Band: B EPC Rating: D

## 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).




Ground Floor
Approx. Floor
Area 27.26 Sq.M.
(293 Sq.Ft.)




1st Floor
Approx. Floor
Area 27.26 Sq.M.
(293 Sq.Ft.)

Total Approx. Floor Area 54.52 Sq.M. (587 Sq.Ft.)

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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