



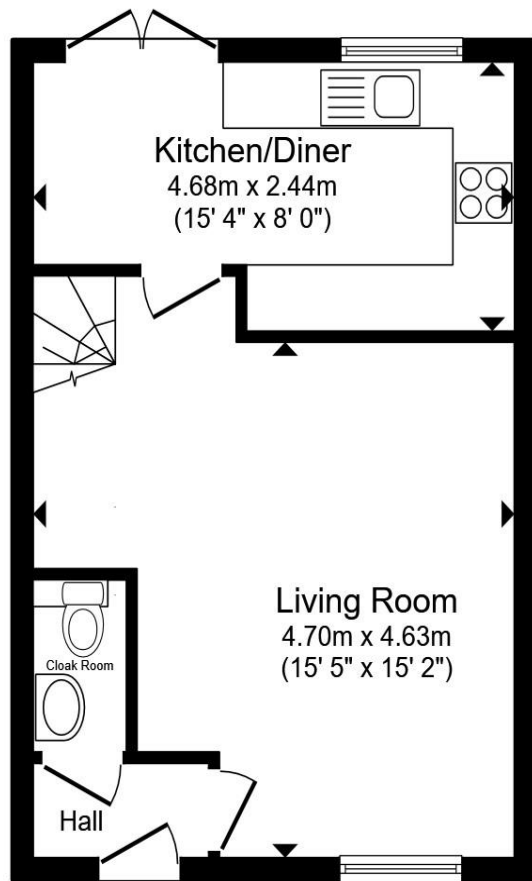
Mereland Road, Didcot, OX11 8AY

Welcome to

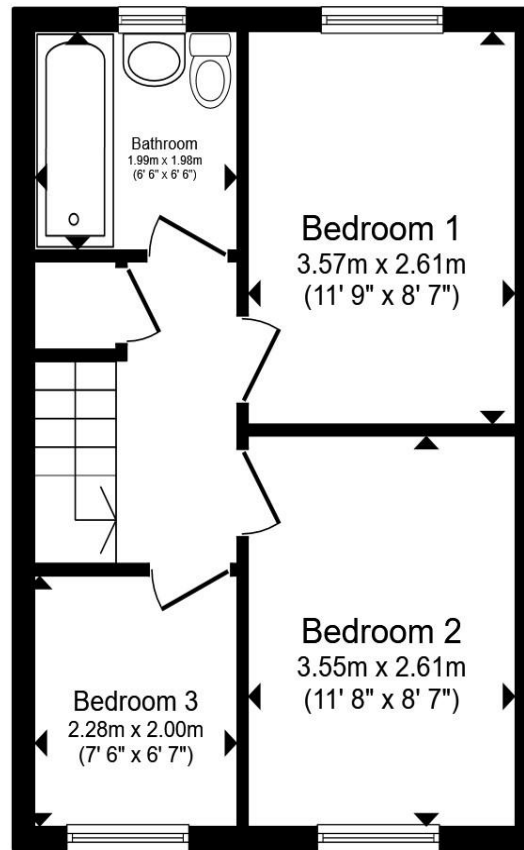
Mereland Road, Didcot

Allen & Harris are pleased to offer this semi-detached property to the market. Featuring three bedrooms in brief the property comprises entrance hall with cloakroom, a living dining room with to front aspect, and stairs leading to the first floor. The kitchen dining room is located to the rear with French doors leading onto the rear garden. To the first floor there is a landing with airing cupboard and access to a boarded loft with light and ladder. There are three bedrooms and a family bathroom. Outside there is driveway parking for two cars to the side of the property and a side access gate leading to an enclosed well maintained rear garden with storage shed, area of lawn and patio seating area. The property also benefits from gas radiator central heating and UPVC double glazing. Viewings advised. **Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.**





Ground Floor



First Floor

Total floor area 67.7 m² (729 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Mereland Road, Didcot

- Semi Detached Property
- Three Bedrooms
- Driveway Parking
- Kitchen Dining Room
- Cloakroom

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers over
£350,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/DID107132



Property Ref:
DID107132 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01235 812333



didcot@allenandharris.co.uk



135 Broadway, DIDCOT, Oxfordshire, OX11
8RQ



allenandharris.co.uk