



16 Orchard Close, Didcot, OX11 7JE

Guide Price £169,950 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A redecorated and end of chain one bedroom first floor flat conveniently located along a quiet cul-de-sac in the centre of the town.

Coming to the market with no onward chain and an extended lease to 157 years, this well-appointed property offers a sitting room, double bedroom, kitchen and family bathroom with UPVC double glazed window.

Other benefits to its sale include UPVC double glazed windows, allocated off street parking, communal garden space, gas central heating and a convenient position within just 0.3 miles walking distance to Didcot Parkway Train Station.

The property is of a brick and tile construction.

Tenure - Leasehold

This property is connected to mains electricity, gas, water and drainage.

Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property

(checker.ofcom.org.uk) Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers.

(checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low flood risk. For information relating to Easements, Boundaries, Restrictions & Rights, please contact the agent.





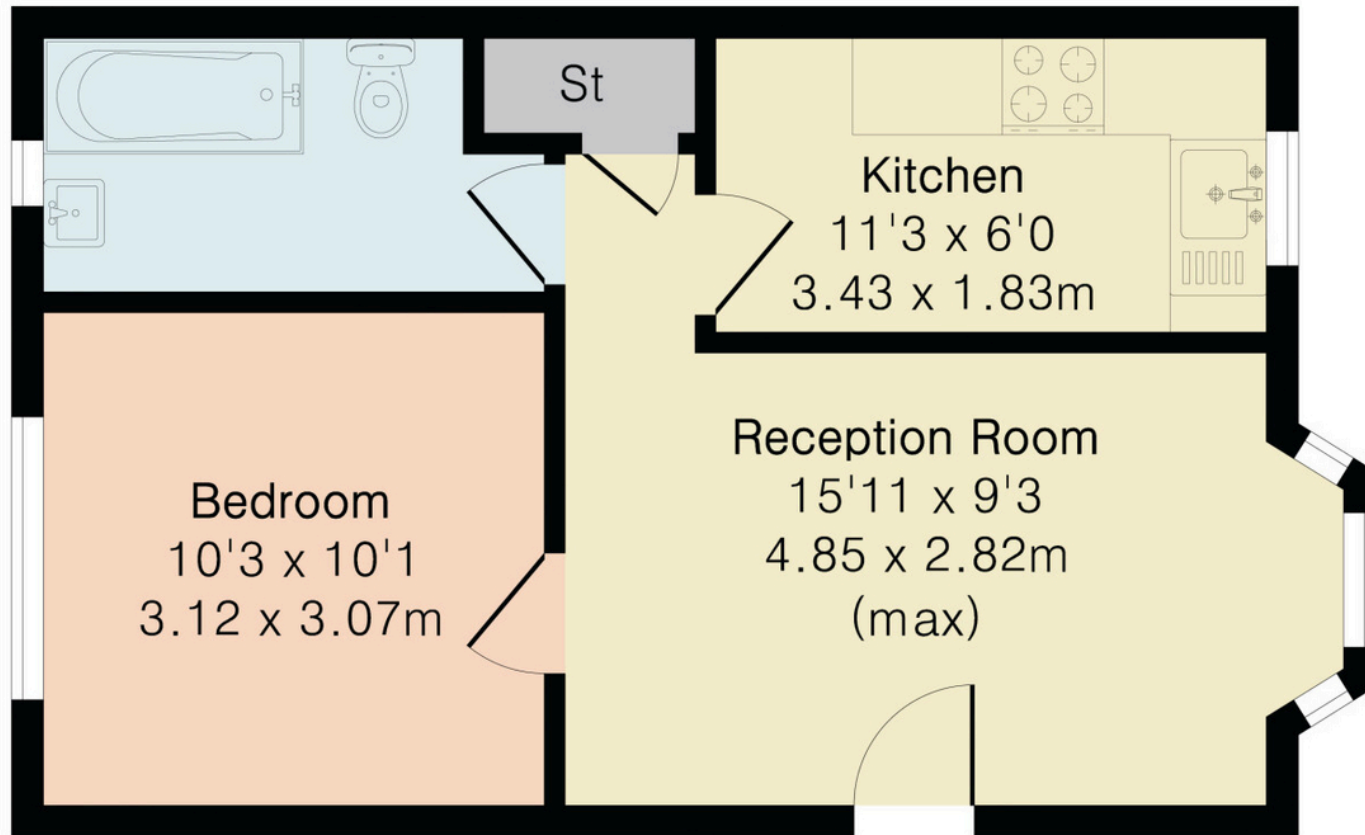
Key Features

- End of chain
- UPVC double glazed and gas centrally heated
- Communal garden area
- Extended lease which currently sits at 157 years
- Allocated parking within the resident car park
- Within short walking distance to Didcot Parkway Train Station which offers mainline services to London Paddington within 40 minutes
- EPC Rating: C
- Council Tax Band: B

The Location

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 400 sq ft - 37 sq m



First Floor

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