



32 North Road, Didcot, OX11 7EQ

£350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented two bedroom home, benefiting from a ground floor extension that provides more living space than typically found in a two-bedroom property in the area. Upon entering, you are welcomed into a spacious reception room, recently redecorated to a high standard. To the rear of the property is a modern open-plan kitchen/dining area overlooking the garden, creating an ideal space for both everyday living and entertaining. Just off the dining area is an additional reception/play room with sliding doors opening onto the impressive rear garden.

On the first floor, the property offers two well proportioned double bedrooms, both immaculately maintained, along with a stylish family bathroom. Externally, the property occupies an enviable end-of-terrace position and benefits from a generous plot. There is off street parking for up to three cars, a large patio area, and a well kept garden. The side access offers excellent potential to extend further, subject to the necessary permissions, both to the side and rear of the property.

The property is of a brick build construction and is connected to mains gas, electricity, water and drainage. According to Ofcom, there is standard broadband available at the property (checker.ofcom.org.uk). According to Ofcom there is good coverage on a range of phone providers (checker.ofcom.org.uk). According to GOV.UK flood risk, there is a low flood risk at the property. For any further information relating to 'The Register of Title' then please contact the estate agent. 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.





Key Features

- Open plan kitchen/dining room.
- Single storey extension to the rear offering an extra reception room.
- End of terrace providing a larger plot.
- EPC Rating: D
- Council Tax: B

The Location

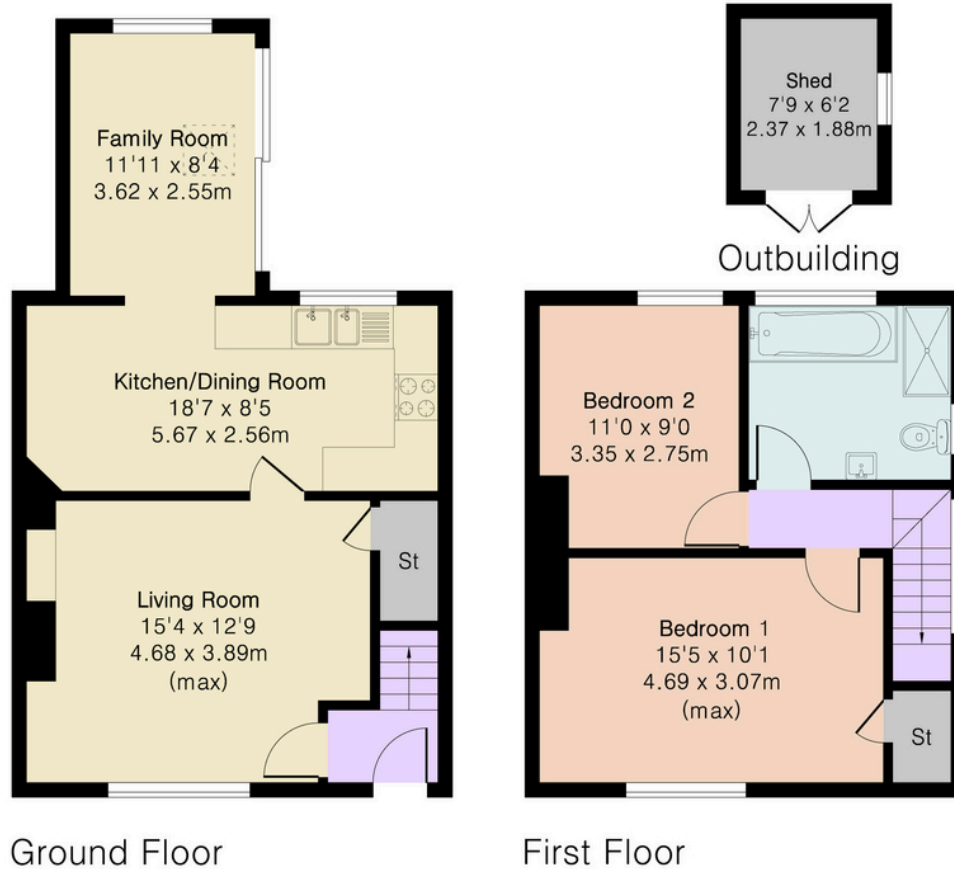
Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre shopping complex with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington approx. 40 minutes.

**Approximate Gross Internal Area 907 sq ft - 84 sq m
(Excluding Outbuilding)**

Ground Floor Area 505 sq ft – 47 sq m

First Floor Area 402 sq ft – 37 sq m

Outbuilding Area 48 sq ft – 4 sq m



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