



13 Barnes Close, Didcot, OX11 8JN

Offers Over £210,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A good sized two-bedroom ground floor maisonette with the advantage of gas central heating UPVC double glazed windows an enclosed porch, utility area, and gardens to front and rear.

Situated in a small close in a popular and well-established part of town and close to local shops this well-presented property has the added advantage of no onward chain.

Some material information to note: Gas central heating. Mains water, electricity and drainage. The property is leasehold with the freeholder being South Oxfordshire Housing Association. Maintenance charge is assessed annually and is calculated on Barnes Close maintenance expenditure. Ultrafast broadband is available at the property. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode; with the possible exception of three. The government portal generally highlights this as an unlikely/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.





Key Features

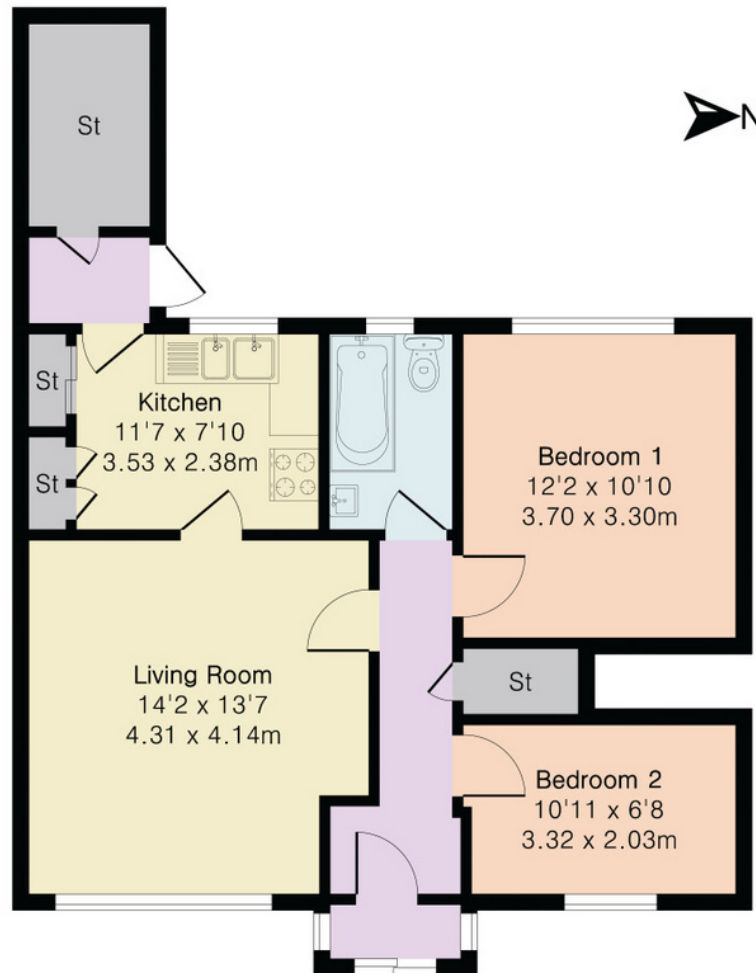
- Two bedrooms
- Gas central heating
- Double glazed replacement windows
- Enclosed gardens to front and rear
- Utility lobby
- Lease: 92 years remaining
- Ground Rent: £10 per annum
- EPC Rating: C
- Council Tax Band: B
- Service Charge for 2027 £429.24

The Location

Barnes Close is approximately 1 mile distant from Didcot town centre shops and amenities and The Orchard Centre. 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 683 sq ft - 63 sq m



Ground Floor

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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