



Ernest Road, Didcot, OX11 8QH

Offers Over £450,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

An individual detached chalet bungalow offering flexible 3/4-bedroom accommodation in a convenient non-estate location well placed for town centre amenities.

The property has been improved over the years and features a recently refitted kitchen and ground floor shower room. Further accommodation includes a cloakroom, sitting room with doors to the rear garden and leading through to a bay fronted dining area, two ground floor bedrooms. On the first floor are two further rooms and a large bathroom. The property benefits from gas fired central heating and double glazed replacement windows.

There is a generous garden to the front of the property and a two car driveway accessing the attached Garage (in need of a roof repair), whilst the garden at the rear is fully enclosed with natural hedged boundaries and a further kitchen garden area.

Ernest Road is a quiet and popular location made up of a variety of individual detached houses and bungalows in good sized plots. Town centre shops including the Orchard Centre and Didcot Parkway railway station are both within 1 mile of the property.





## Key Features

- Three/four bedroom detached chalet bungalow
- Large double aspect living room
- Refitted kitchen
- Refitted ground floor shower room
- First floor bathroom
- Gas central heating and double glazed replacement windows
- Garage (roof repair required)
- Vacant possession
- Council Tax Band: C
- 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)

Some material information to note: Gas central heating. Mains water, electricity and drainage. Ultrafast broadband is available at the property. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The government portal generally highlights this as a very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. 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.

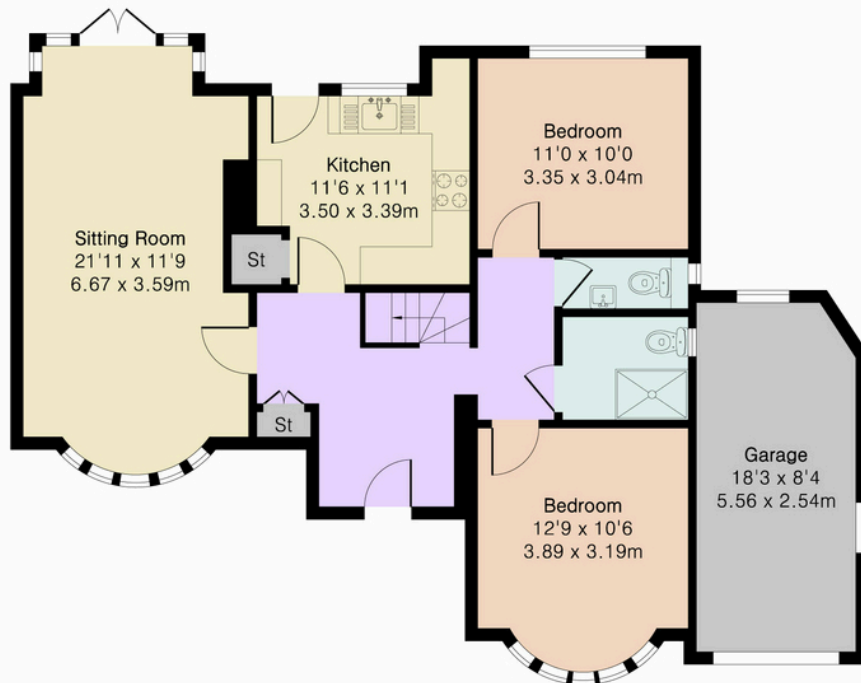


## Approximate Gross Internal Area 1181 sq ft - 110 sq m (Excluding Garage)

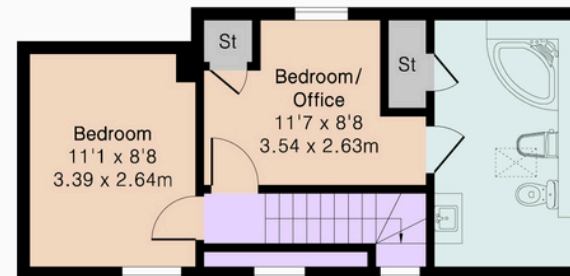
Ground Floor Area 829 sq ft – 77 sq m

First Floor Area 352 sq ft – 33 sq m

Garage Area 149 sq ft – 14 sq m



Ground Floor



First Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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