



75 Merritt Road, Didcot, OX11 7DF
£250,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated at the end of a cul-de-sac in one of the more established parts of the town is this spacious two bedroom ground floor maisonette with private garden and garage.

The accommodation comprises of an entrance porch with storage cupboard, kitchen, a good sized living room, a spacious principal bedroom, family bathroom and a second bedroom with French doors leading out onto the garden. The property benefits from driveway parking, a single garage, front side and rear private gardens, gas fired central heating, UPVC double glazed windows and a 999 year lease (from 1965). For the size and presentation to be appreciated a viewing is recommended.

Some material information

Tenure - Leasehold. The property is of a brick construction and is connected to mains gas, electric and water. 999 year lease from 1965 with a £12.50 ground rent payable every 6 months and £350 annual building insurance. 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.

We are not aware of any adjacent planning consents that might affect value. 77 Merritt Road has right of access over 75's driveway to their maisonette. We have not carried out a survey however please note properties built or renovated pre-1999 may contain asbestos in certain building materials e.g.

Artex, vinyl tiles, sheet boards, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We do note there is artex ceiling's within the property. For any further information relating to 'Register of Title' then please contact the estate agent.





Key Features

- Ground floor maisonette.
- Two bedrooms with French doors leading onto the garden from the second bedroom.
- Good sized living room.
- Driveway parking and garage.
- Private and enclosed front and rear gardens.
- Tenure - Leasehold.
- 999 year lease from 1965.
- £12.50 ground rent paid every 6 months.
- Council Tax Band - B.
- EPC Rating: tbc

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 from Didcot Parkway (approx. 40 minutes).



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

