



58 Sinodun Road, Didcot, OX11 8HL
£380,000 Freehold

THOMAS
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SALES LETTINGS



The Property

A rarely available good sized mature three bedroom semi-detached house set in a large corner plot with a frontage to Sinodun Road of 33 m (110ft) and a depth of 21 m(67 ft).

The property is in need of updating but has the advantage of gas central heating and double glazed replacement windows together with a conservatory.

The house offers significant potential either for enlargement or potentially the addition of a further property to the side, subject to planning consent.

Some material information to note:

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, with the possible exception of Three. (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low flood risk. 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. We have not carried out a survey.





Key Features

- Three bedroom semi-detached house
- Significant scope for extension/development, subject to the necessary planning consents
- 2/3 reception rooms
- Conservatory
- Cloakroom
- Gas central heating
- Double glazed UPVC windows
- Garage
- Large garden and plot
- Council Tax Band: C EPC Rating: D

The Location

Sinodun Road is a convenient location close to local schools and shops whilst Central Didcot, The Orchard Centre and Didcot Parkway are close by (0.5 miles and 1 mile respectively).

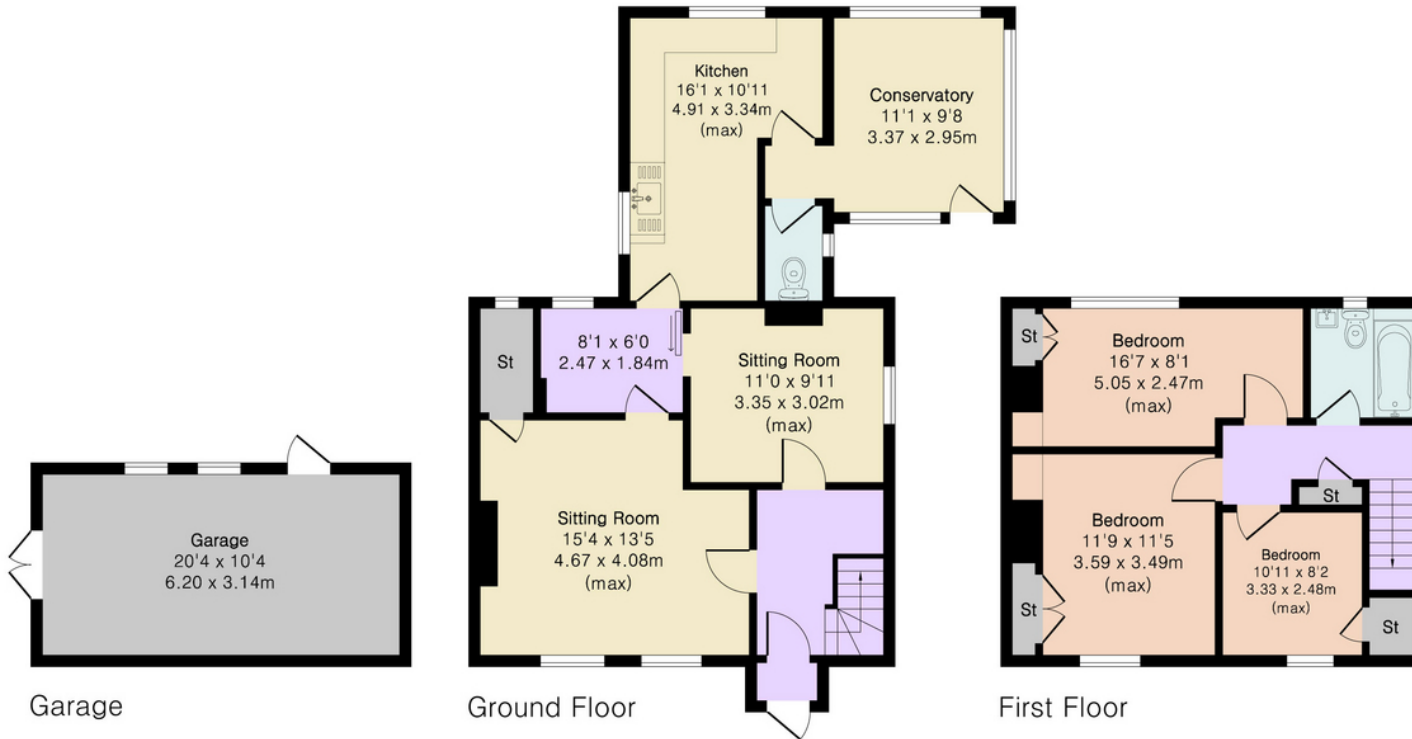
Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington approx. 40 minutes

**Approximate Gross Internal Area 1212 sq ft - 112 sq m
(Excluding Garage)**

Ground Floor Area 758 sq ft – 70 sq m

First Floor Area 454 sq ft – 42 sq m

Garage Area 210 sq ft – 16 sq m



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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