

Buckingham Close, Didcot, OX11 8TX

£425,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

A thoughtfully extended link- detached house offering stylish open plan living together with a useful additional ground floor room ideal as a fourth bedroom, home office or family room, quietly situated in a cul-de-sac location less than a mile away from the Orchard Centre and Didcot Parkway.

Dating from the 1980s and extended and improved over the last few years the property features gas central heating, double glazed replacement windows and a fully enclosed private gardens to the rear.

Material Information

The property is connected to mains gas, electric, water and drainage. According to Ofcom ultrafast and superfast broadband is available. According to Ofcom there is coverage for all major phone providers. According to On The Market Expert there is a very low Flood risk. For information available as per the Title register – please get in touch.

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

- Stylish open plan ground floor living space
- Three first floor bedrooms.
- Additional ground floor bedroom 4/family room
- Cloakroom
- Gas central heating
- Double glazed replacement windows
- Well appointed bathroom
- Double width driveway
- EPC Rating: C
- Council Tax Band: D







The Location

Buckingham Close is made up of just 17 three and four bedroom detached and link-detached properties within the Fleet Meadow development and is well placed for access to local amenities.

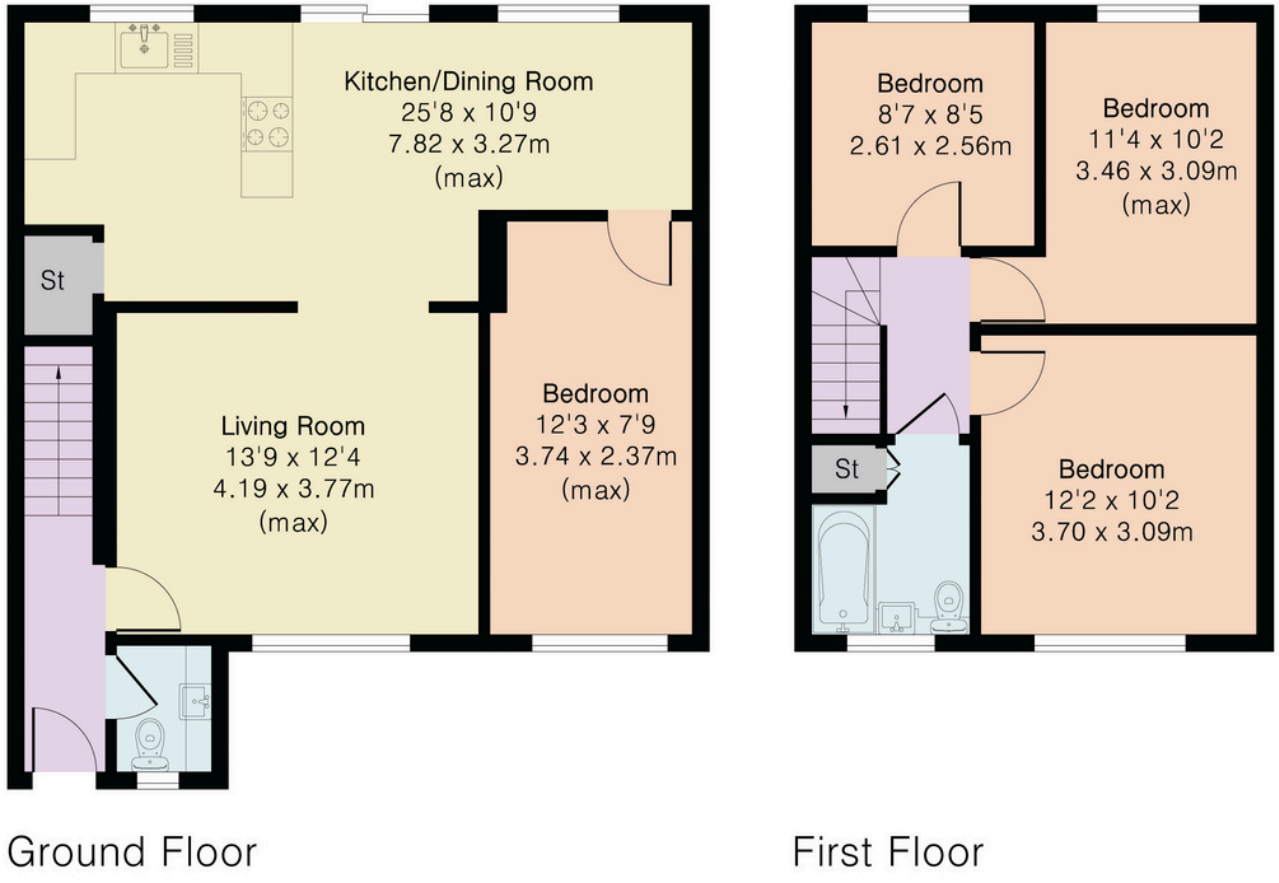
The nearby Orchard Centre provides a broad selection of shops, cafés and restaurants alongside a multiplex cinema and Cornerstone Arts Centre. Didcot also offers a wide range of leisure and sporting facilities, with numerous parks and green spaces throughout the town.

For commuters, Didcot Parkway provides direct mainline rail services to London Paddington in approximately 40 minutes, while the nearby A34 provides convenient access towards Oxford and onward connections with the M40 and M4.

Approximate Gross Internal Area 1043 sq ft - 97 sq m

Ground Floor Area 641 sq ft – 60 sq m

First Floor Area 402 sq ft – 37 sq m



Ground Floor

First 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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