



2 Dunsden Close, Didcot, OX11 7BB

Offers In Excess Of £335,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in a quiet cul-de-sac, located next to a green area with mature blossom trees and only 0.6 miles from Didcot Parkway, is this well presented and extended three bedroom family home.

Coming to the market is this 1970's well-presented three-bedroom end of terrace home, benefiting from a large driveway providing ample off-road parking. The property opens into an entrance hall, with the living room positioned at the front of the house and featuring a fireplace. To the rear is an open-plan kitchen and dining room, with an additional smaller living area which could be used as a snug or family room. Double French doors lead directly from this area onto the rear garden. Upstairs are three spacious bedrooms and a family bathroom.

Externally, the property benefits from a large driveway to the front and a small rear garden.

Some material information to note:

Tenure - Freehold

The property is of a brick construction and is connected to mains gas, electric 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 (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. For any information relating to 'The Register of Title' please contact the agent.





Key Features

- Well presented three bedroom family home.
- Off street parking for several cars.
- Open plan kitchen / dining room.
- 0.6 miles from Didcot Parkway.
- Council Tax Band: C
- EPC Rating: D

The Location

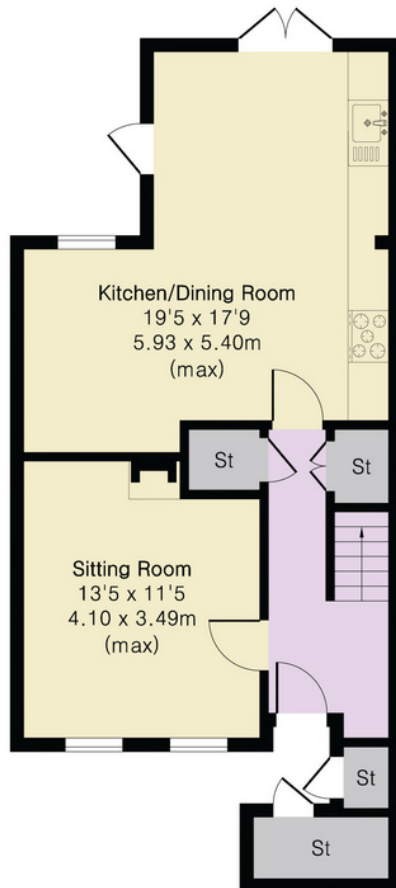
Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre shopping complex with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south.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



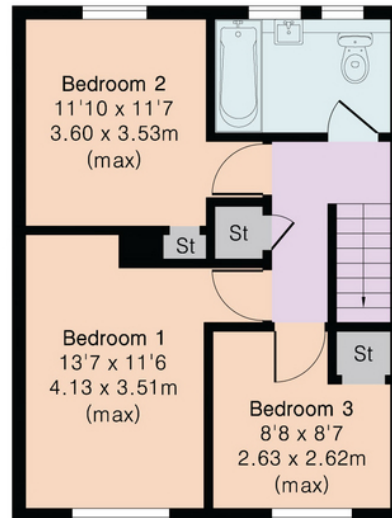
Approximate Gross Internal Area 974 sq ft - 90 sq m

Ground Floor Area 553 sq ft – 51 sq m

First Floor Area 421 sq ft – 39 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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