



80 Green Close, Didcot, OX11 8TA

Offers Over £300,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS

## The Property

An extended and spacious two bedroom end terraced property situated in the older and more established part of the town.

The property comprises of, entrance hall, spacious lounge diner which leads through to a generous size kitchen with range cooker and dual aspect offering plenty of natural light. On the first floor there are two double bedrooms and a bathroom.

Other benefits include a private and enclosed west facing rear garden, garage in a separate block, gas fired central heating and UPVC double glazed windows.

For the size, location and presentation to be fully appreciated a viewing is highly recommended.

Some material information to note:

Tenure - Freehold. The property has gas central heating and is connected to mains water, electricity and drainage. The property offers a garage in separate block. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The government portal highlights this as a very low risk/unlikely area for flooding. 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 as we have not carried out a survey. Further information relating to the 'Register of Title' can be requested from the estate agent.



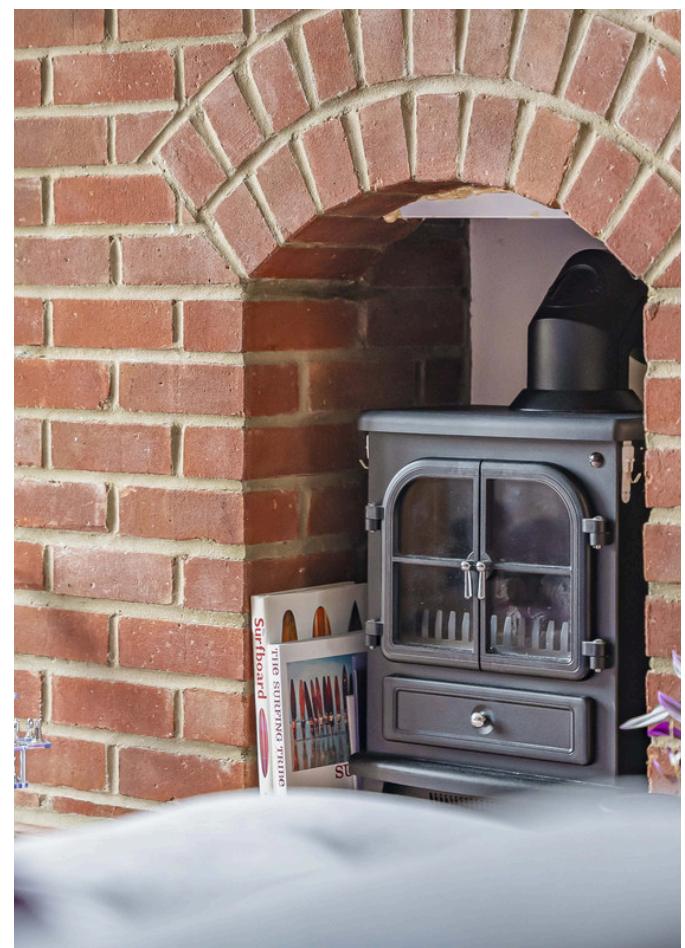


## Key Features

- Two double bedroom end terraced property situated in older and more established part of the town.
- Extension to the rear offering a large kitchen with dual aspect and range cooker.
- Garage in separate block.
- Private and enclosed west facing rear garden.
- Fully boarded loft with built in ladder and light.
- Council Tax Band C.
- EPC Rating: D

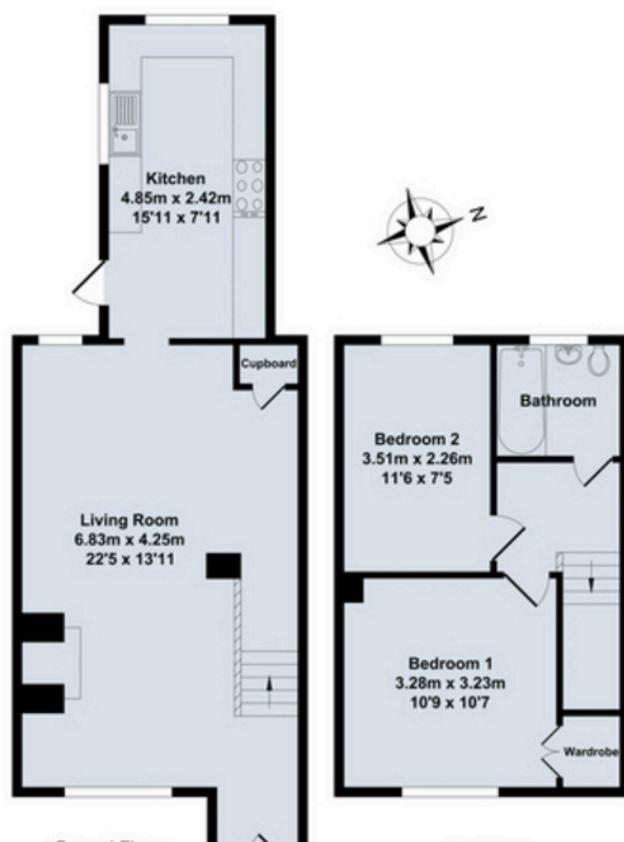
## The Location

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).



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.



All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

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