



50 Roebuck Court, Didcot, OX11 8UU  
£210,000

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A nicely positioned and ideally located 1 bedroom house within short walking distance to Didcot Parkway Train Station.

Located towards the back of the development and looking out on to a mature tree line, this 1 bedroom home's accommodation comprises of sitting/dining room with mezzanine staircase leading to the first floor, kitchen, bathroom with three piece suite and double bedroom with balcony.

Other benefits to its sale include UPVC double glazed windows throughout, allocated parking for one vehicle plus numerous visitor spaces and the property is being offered with no onward chain.

Some material information to note:

The property is of a brick construction. This property is of electric heating and is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)) Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)) According GOV.UK Flood Risk, this property has no 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 but please note that the property has Artex ceilings. There is an annual ground rent payable of approximately £320 per annum. For any further information relating to 'The Register of Title' then please contact the estate agent.





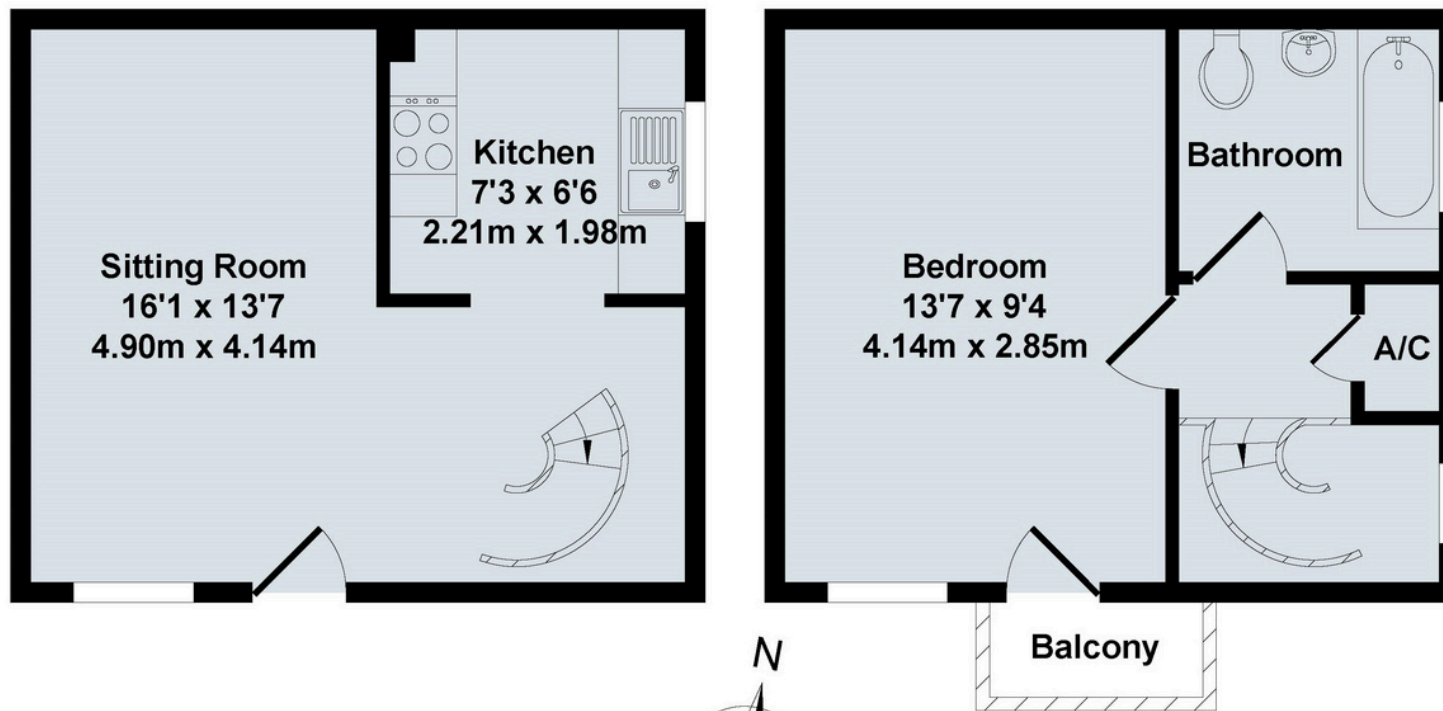
## Key Features

- NO ONWARD CHAIN
- Redecorated throughout
- UPVC double glazed windows and doors throughout
- Timber balcony overlooking communal gardens
- Within short walking distance to Didcot Parkway Train Station which offers mainline services to London Paddington
- EPC Rating: D
- Council Tax: B

## The Location

Didcot offers a varied range of leisure and sporting facilities for all ages including The Orchard Centre shopping complex, multiplex cinema, Cornerstone Arts Centre and numerous 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 to London (Paddington) from Didcot Parkway (approx. 40 minutes).





Ground Floor

First Floor

**Total Approx. Floor Area 437 Sq.Ft. (40.60 Sq.M.)**

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

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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