

9 Durnells, Didcot, OX11 6JP

£340,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS







The Property

A spacious and well presented two double bedroom semi-detached property tucked away in a quiet spot on the popular Dida Gardens development.

The property comprises of entrance hall, cloakroom, kitchen with integrated appliances and a good sized living / dining room with French doors out onto the garden. On the first floor there are two double bedrooms both with en-suite shower rooms. Additional benefits include driveway parking for two vehicles, a large and well maintained private garden, gas fired central heating and UPVC double glazed windows. For the location, size and presentation to be fully appreciated a viewing is highly recommended.

Some material information to note:
Tenure - Freehold
The property is connected to mains gas, electric, water and drainage.
There is a management company in place for this property and a yearly service charge of £290 is paid to Warwick estates. According to Ofcom ultrafast broadband is available. According to Ofcom a range of phone providers offer a good service at this property.
According to GOV.UK Flood risk, there is no risk of flooding.
For any information from the register of title, please contact the agent.







Key Features

- Two double bedroom semi-detached home.
- En-suite shower rooms to both bedrooms.
- Large and well maintained rear garden.
- Driveway parking for two vehicles.
- Good sized lounge diner.
- Built in 2020 by David Wilson Homes.
- £290 annual estate charge.
- Tenure - Freehold.
- EPC Rating: B
- Council tax band: C

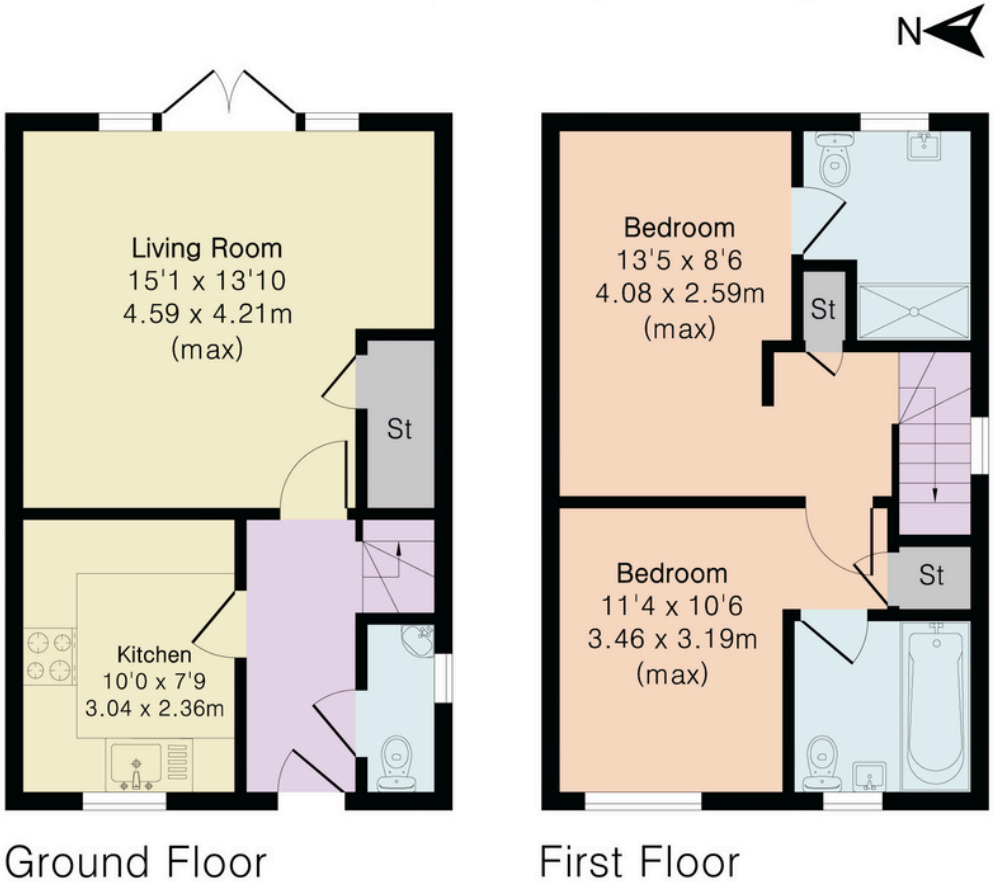
The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a 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 from Didcot Parkway into London Paddington approx. 40 minutes.

Approximate Gross Internal Area 730 sq ft - 68 sq m

Ground Floor Area 365 sq ft – 34 sq m

First Floor Area 365 sq ft – 34 sq m



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