



55 Edwin Road, Didcot, OX11 8LQ

Offers Over £389,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Located in an established residential road within older Didcot, is this extended, renovated and well-appointed three bedroom semi-detached family home.

The accommodation comprises of a spacious entrance hall, renovated family bathroom with underfloor heating, a large family sitting room to the front of the property and a sizeable kitchen/dining room to the rear, leading to the rear garden.

On the first floor are three well-proportioned bedrooms with a stylishly renovated en-suite shower room accompanying the largest bedroom.

To the front of the property is driveway providing ample off-street parking for multiple vehicles with a side access leading to a single garage and a mature rear garden.

The property has benefitted from a number of improvements by the current owners, including replacement UPVC double-glazed windows throughout, a recently fitted Worcester gas combi boiler, recladding and reinsulating undertaken on the flat roof section of the bedroom to the rear of the property, along with a newly laid felt flat roof to this section.





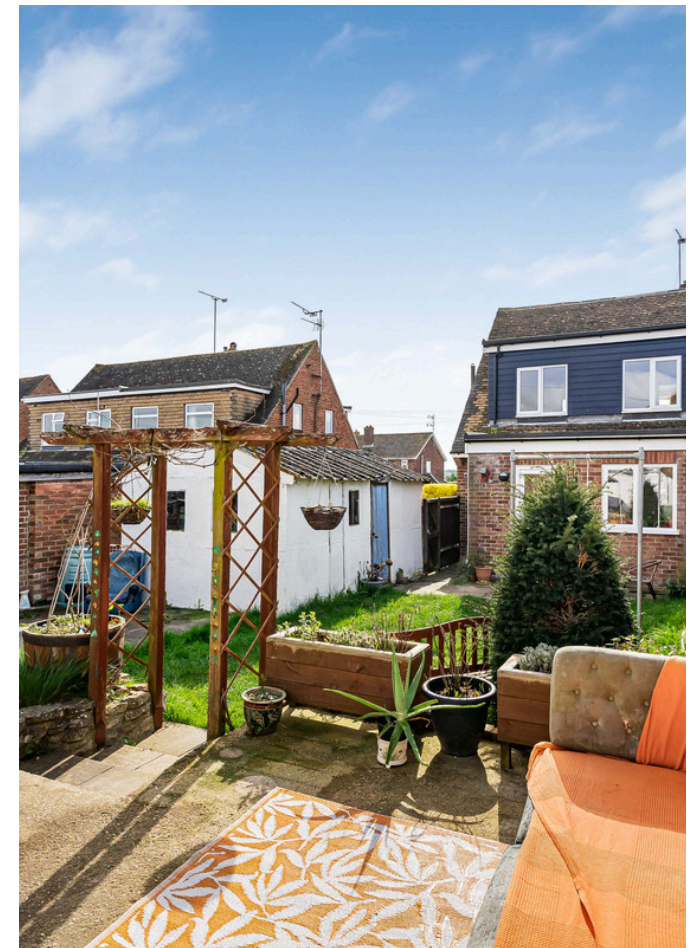
Key Features

- No onward chain
- Significant improvements undertaken throughout including renovation of the bathrooms
- Flat roof extension to the rear of the property expanding the kitchen/dining space
- Driveway parking to front of property
- A range of amenities including primary and secondary schooling within walkable distance
- Within a short walk of South Oxfordshire countryside and the old railway embankment offering walking routes to neighbouring villages
- Council Tax Band: C

The Location

Edwin Road is made up of a variety of houses of varying design and is well-placed for access to local shops and schools at Cockcroft Road (0.35 miles). Central Didcot including the Orchard Centre shopping area (1 mile) and Didcot Parkway mainline railway station (1.3 miles)

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



**Approximate Gross Internal Area 961 sq ft - 89 sq m
(Excluding Garage)**

Ground Floor Area 538 sq ft – 50 sq m

First Floor Area 423 sq ft – 39 sq m

Garage Area 169 sq ft – 16 sq m



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.

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS