



21 Mereland Road, Didcot, OX11 8AR

Offers In Excess Of £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A lovely three bedroom 1920s home, set on a well-regarded road in central Didcot. The house opens into an entrance hall leading to a large reception room with a feature log burner. To the rear, there is a modern kitchen with a dining area. A downstairs cloakroom completes the ground floor.

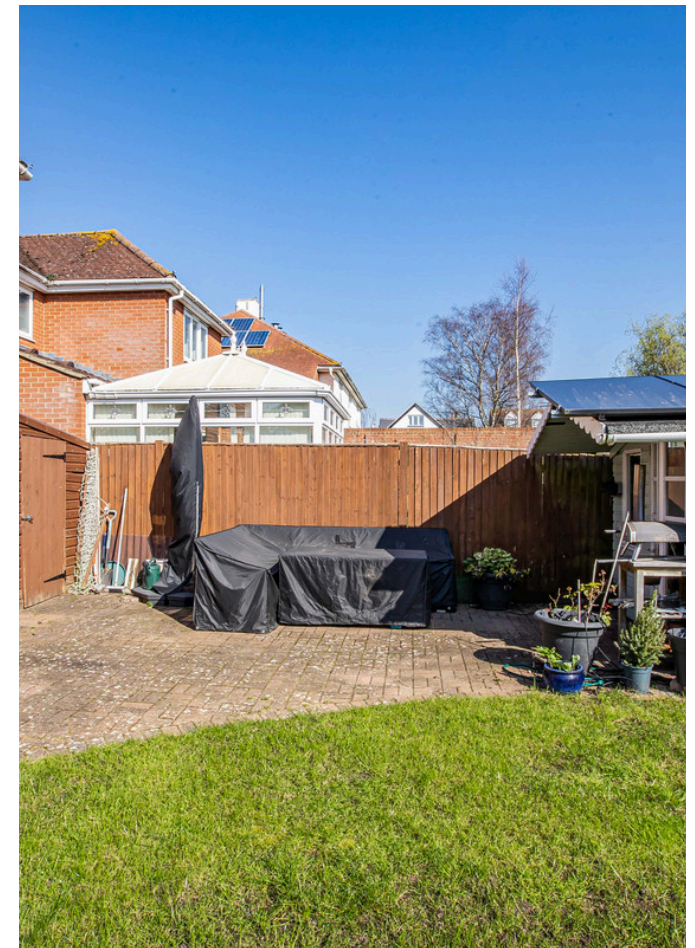
Upstairs there are three good-sized bedrooms. The main bedroom has a door leading to a dressing room or walk-in wardrobe, and there is a family bathroom on this floor.

Externally, the property has a large driveway at the front with space for three cars, side access, and an east-facing garden at the rear. The garden is well kept and low maintenance. The property has been cared for over the years and offers a practical layout while retaining character. Its central location makes it easy to access local shops, schools, and amenities.

Some material information to note:

Tenure - Freehold house. The property has gas central heating and is connected to mains water, electricity and drainage. The property has driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is fine with major providers. The government portal generally highlights this as an unlikely/low risk address for flooding. According to GOV.UK the property is subject to 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. We are not aware of any planning permissions in place which would negatively affect the property. Further information relating to 'The Register of Title' can be requested from the estate agent.



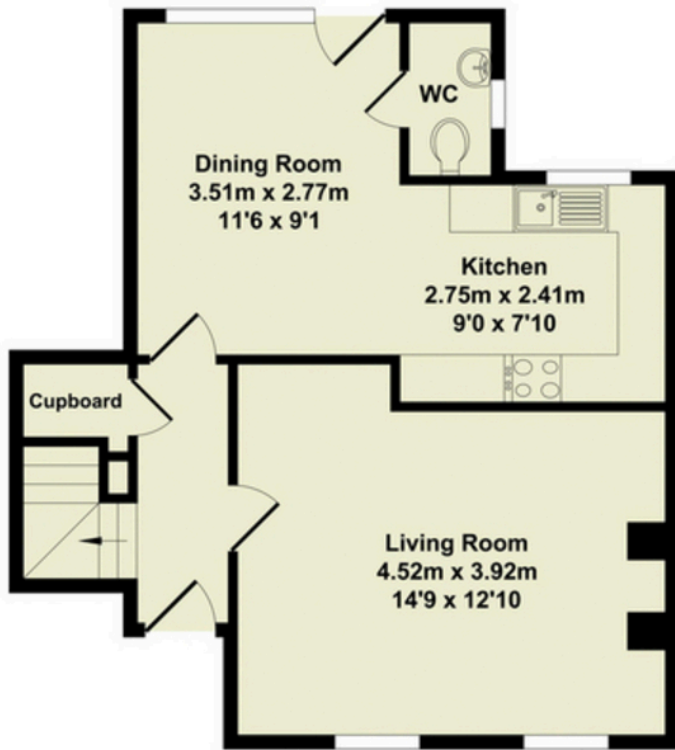


Key Features

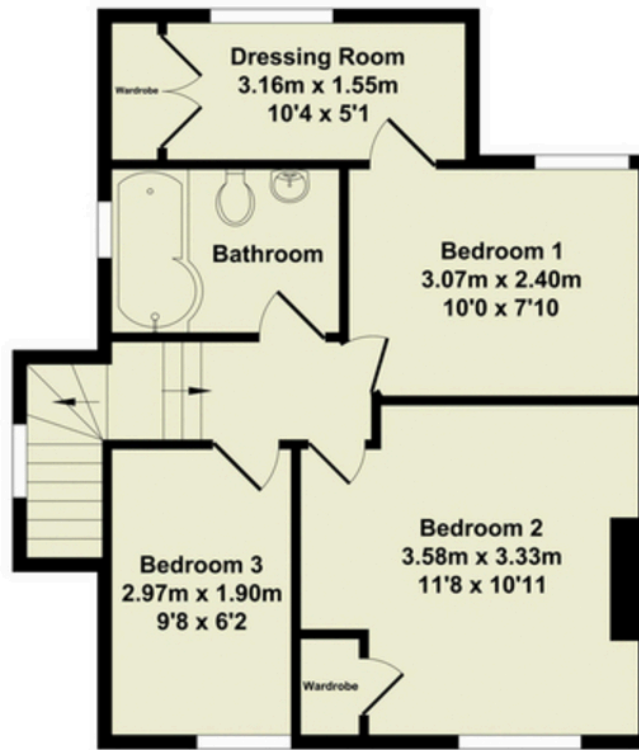
- Three bedroom semi detached family home.
- Within walking distance to local shops, amenities, cafes, bus stops etc.
- Private driveway with parking for three cars.
- Extended on the ground floor creating a lovely open plan kitchen/diner.
- Located only 0.6m from Didcot Parkway Train Station.
- EPC Rating: C
- Council Tax Band: C

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).



Ground Floor
Approx. Floor
Area 40.47 Sq.M.
(436 Sq.Ft.)



1st Floor
Approx. Floor
Area 41.08 Sq.M.
(442 Sq.Ft.)

Total Approx. Floor Area 81.45 Sq.M. (877 Sq.Ft.)

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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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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