

Edinburgh Drive, Didcot, OX11 7HS

£335,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS









The Property

A well-presented and extended two-bedroom semi-detached property, conveniently located just 0.3 miles from Didcot Parkway.

The property comprises an entrance porch leading into a generously sized kitchen with integrated appliances. There is also a lean-to with a separate storage room and access to the garden. The good-sized living room benefits from a wood-burning stove, while a separate reception area, currently used as a study, features French doors opening onto the garden. On the first floor, there are two double bedrooms and a family bathroom. To the rear, there is a large, beautifully maintained mature garden, with separate patio and decking areas. Additional benefits include driveway parking for two to three vehicles, gas-fired central heating, UPVC double-glazed windows and solar panels which have been added on by the current owners.

To fully appreciate the location, space and accommodation on offer, an internal viewing is highly recommended.

Material information:
Property is of a Laing Easiform construction. The property is connected to mains gas, electricity, water and drainage. According to Ofcom, there is up to ultrafast broadband available at the property (checker.ofcom.org.uk). According to Ofcom there is good coverage on a range of phone providers (checker.ofcom.org.uk). According to GOV.UK flood risk, there is a low flood risk at the property. 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. . For any further information relating to 'The Register of Title' then please contact the estate agent.







Key Features

- Two double bedroom semi-detached property situated just 0.3 miles from Didcot Parkway.
- Single storey extension to the rear.
- Large and mature rear garden with separate patio and decking area.
- Good sized kitchen with integrated appliances.
- Driveway parking for 2/3 vehicles.
- Solar panels which have been installed by the current owners.
- Tenure - Freehold.
- Council Tax Band: C
- EPC Rating: C







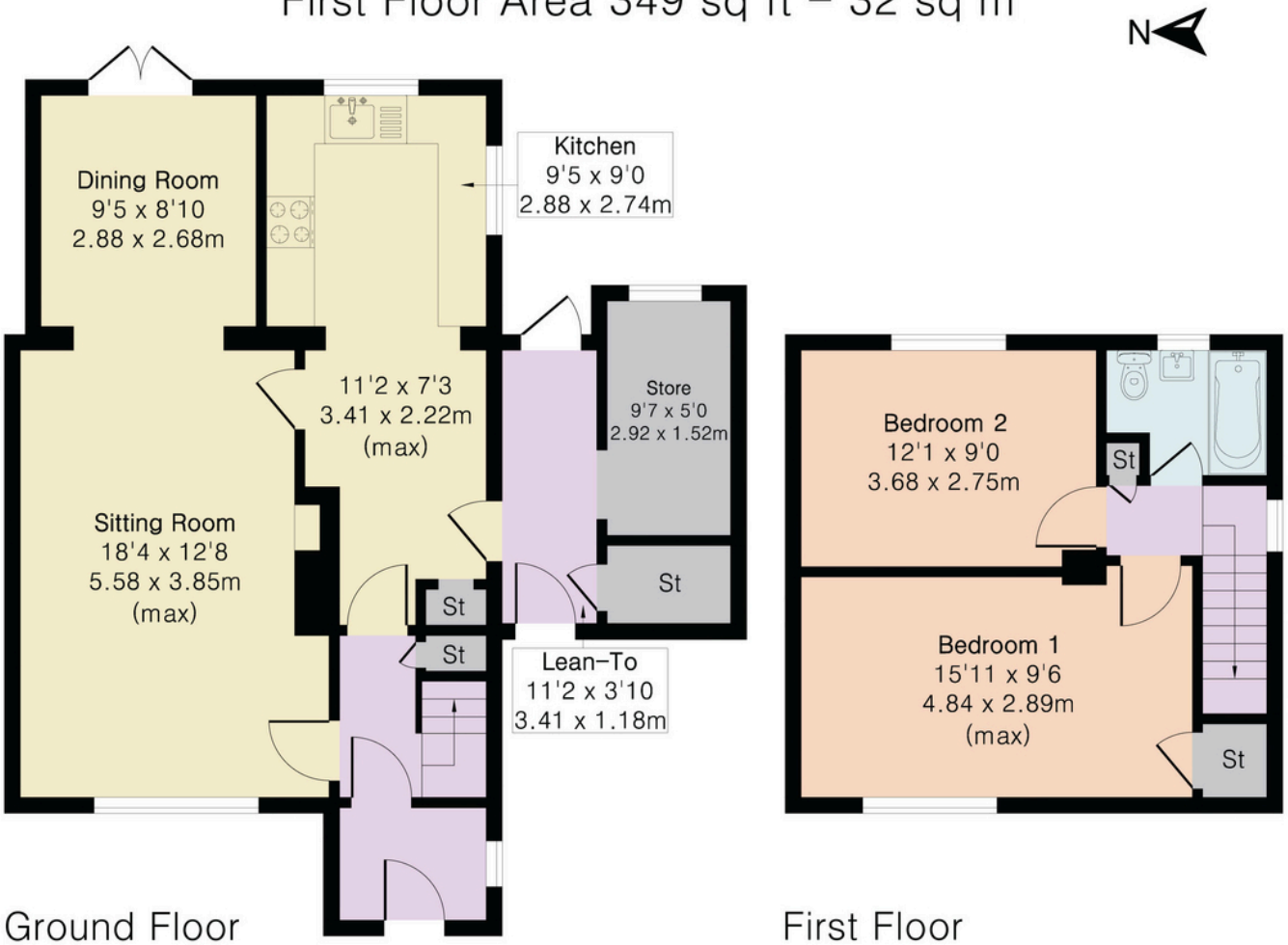
The Location

Edinburgh Drive is made up of a variety of two and three bedroom semi-detached properties in a highly convenient central location. Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that 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 and there is also an excellent mainline train service into London Paddington approx. 40 minutes.

Approximate Gross Internal Area 1040 sq ft - 96 sq m

Ground Floor Area 691 sq ft – 64 sq m

First Floor Area 349 sq ft – 32 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

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