



25 Meadow Way, Didcot, OX11 0AX
£350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well appointed and extended 3 bedroom semi-detached home, coming to the market with NO ONWARD CHAIN, situated within this established older sector of Didcot.

This mature family home has benefitted from a two storey rear extension, now giving the property further reception rooms on the ground floor and expanding the bedroom sizes to the first floor. Other benefits to its sale include double glazing throughout, gas central heating and a sizeable rear garden.

Meadow Way is a popular location on the south-west side of the established part of the town and is made up of a variety of houses of varying design, dating from the mid 20th century.

Material Information

Some material information to note:

Tenure: Freehold Mains services - Gas, electric, water and drainage. Mainly on-street parking however the garage offers secure off street parking.

Flood risk - Very Low flood risk. Broadband speeds of standard to ultrafast are available according to Ofcom checker. Mobile and data signals are limited with a range of providers indoors and offer a good service outdoors according to Ofcom checker. We are not aware of any covenants or restrictions that may negatively affect the property. We are not aware of and adjacent planning consents that might affect value. We have not carried out a survey however please note properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We do note that a number of ceilings throughout the property are Artexed and the garage roof is of a corrugated design which could have low levels of Asbestos.





Key Features

- No Onward Chain
- W/C to the ground floor
- Two storey extension to the rear of the property
- Three well proportioned bedrooms on the first floor
- Gas centrally heated and double glazed throughout
- Within close walking distance to bus links and array of shopping amenities on the Wantage Road/ Cockcroft Road
- EPC Rating C
- Council Tax D

The Location

Local amenities include a parade of shops close by at Cockcroft Road, whilst the centre of town, Didcot Parkway and the Orchard Centre are less than 1.5 miles away. The Orchard Centre includes a 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).



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.

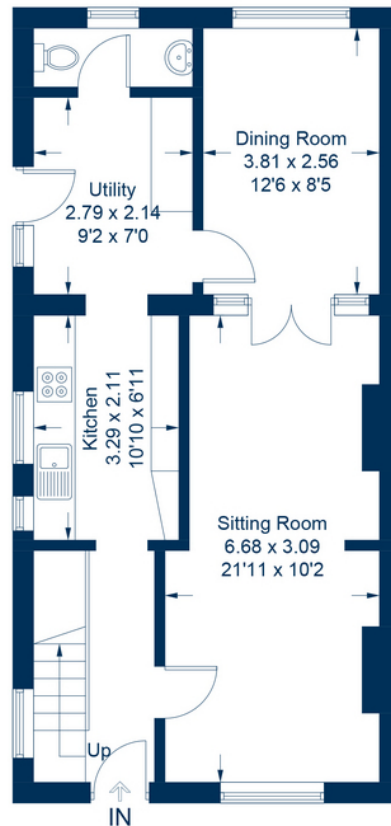
The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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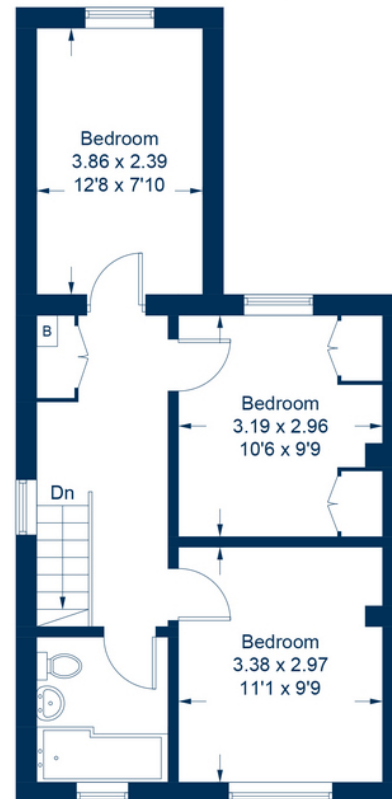
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Approximate Gross Internal Area
Ground Floor = 54.7 sq m / 589 sq ft
First Floor = 43.7 sq m / 470 sq ft
Garage = 17.7 sq m / 190 sq ft
Total = 116.1 sq m / 1,249 sq ft



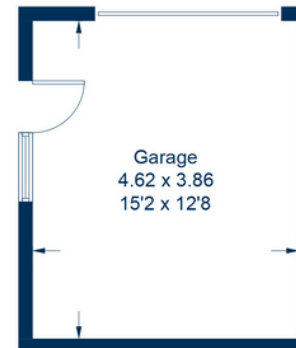
Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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(Not Shown In Actual
Location / Orientation)