



7 Merritt Road, Didcot, OX11 7DF

£235,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A two bedroom ground floor maisonette located in an established location within older Didcot and within 0.7 miles walking distance to Didcot Parkway Train Station.

The property is accessed via a UPVC double glazed door directly from the gravelled driveway. The accommodation comprises an entrance hall, kitchen, sitting room, shower room and two bedrooms, with the largest having UPVC French doors leading to the private rear garden.

Further benefits to its sale are UPVC double glazed windows, gas central heating and a single garage with electric garage door.

This property is connected to mains electricity, gas, water and drainage.

Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)) Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)) According GOV.UK Flood Risk, this property has no flood risk. For any further information from the register of title, please get in touch.





## Key Features

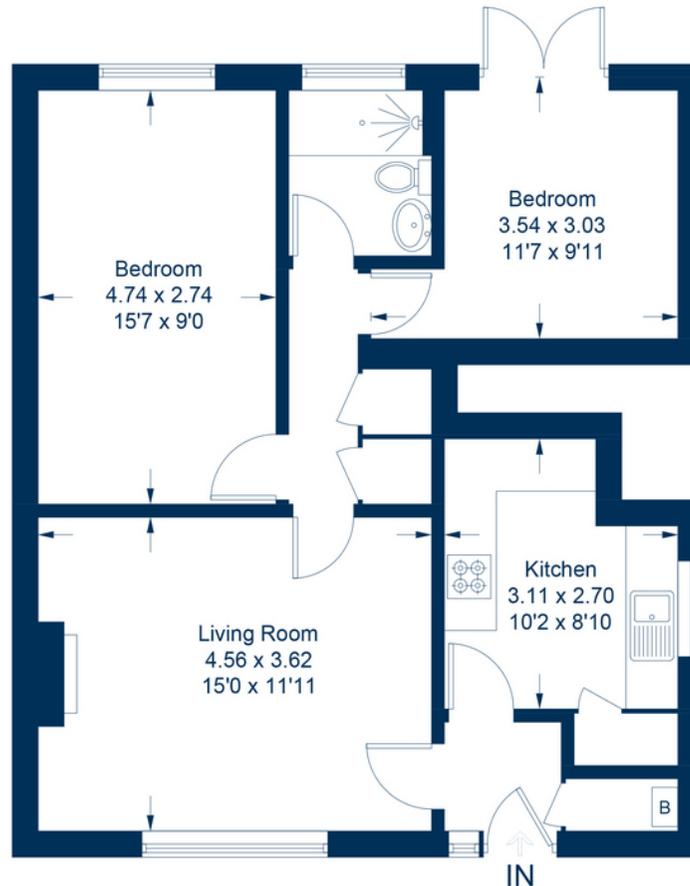
- 939 years remaining on the lease
- Peppercorn ground rent of £10 per annum
- Service charge of £300 per annum
- Private rear garden with direct access from the property
- Within short walking distance of Didcot Parkway train station
- Redecorated within the last year

## 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 very good 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).



Approximate Gross Internal Area  
59.0 sq m / 635 sq ft



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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