



74 Abbott Road, Didcot, OX11 8HY

Offers In Excess Of £340,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A good sized 3 bedroom semi detached house, offering extended accommodation, including a large conservatory together with a good sized garden quietly situated on the southern side of town, close to local schools and shops at Cockcroft Road. Originally dating from the 1950's, the property has been extended and improved over the years and features a large refitted kitchen/breakfast room with double doors opening to the conservatory, a separate extended sitting room, gas central heating and double glazed replacement windows.

Abbott Road is well placed for a range of local amenities whilst central Didcot, the Orchard Centre and Didcot Parkway are approximately 1 mile away.

Material information: The property is of a non-standard Laing Easiform poured concrete construction. It is connected to mains gas, electric, water and drainage. According to Ofcom checker superfast and ultrafast broadband is available at the property. According to Ofcom checker there is a good service on EE & Vodafone with limited data on Three & O2. According to GOV.UK the property is subject to low flood risk. For any further information relating to the register of title on the property then please contact the Thomas Merrifield Didcot. 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 have not carried out a survey but please note that the property has some Artex ceilings throughout.



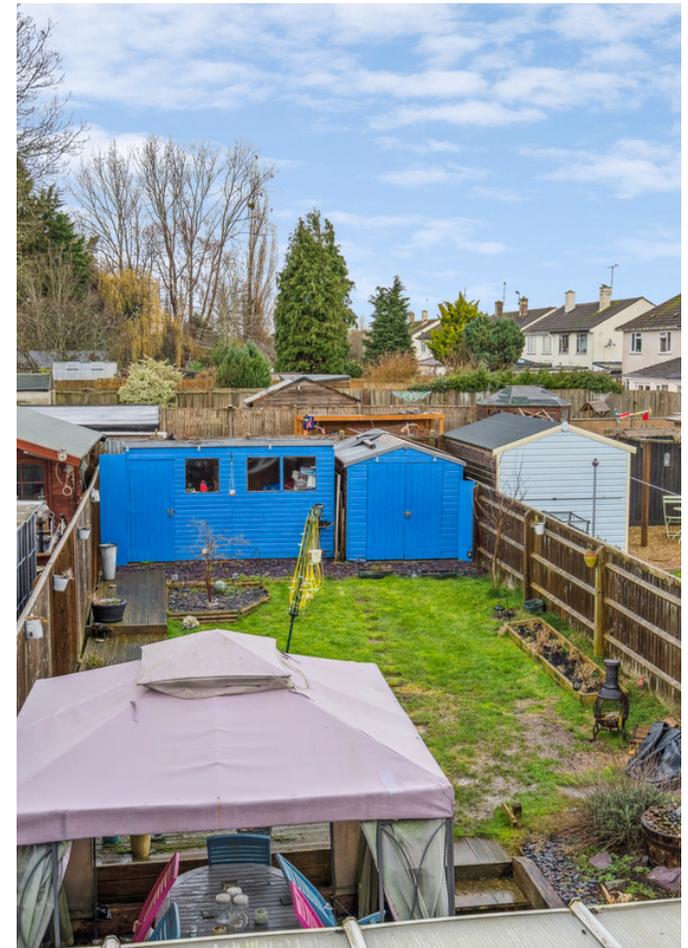


## Key Features

- Three Bedrooms
- Refitted Kitchen
- Extended Living Room
- Large Conservatory
- Extended Living Room
- Gas Central Heating
- Double Glazed Replacement Windows
- Large Gardens
- Driveway Parking
- EPC D

## The 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. There is also an excellent mainline train service into London Paddington, 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.

Approximate Gross Internal Area  
Ground Floor = 70.1 sq m / 754 sq ft  
First Floor = 42.3 sq m / 455 sq ft  
Total = 112.4 sq m / 1,209 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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