



2d Edinburgh Drive, Didcot, OX11 7LT
£185,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered to the market with no onward chain is this modern and well presented one bedroom freehold house situated in the centre of Didcot with close amenities to the town centre and train station.

The property comprises of; entrance hall, bathroom, large double bedroom with storage cupboard. On the first floor there is a light and airy open plan kitchen living dining area. Other benefits include a private garden and an allocated parking space.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drainage. Ofcom checker indicates standard to superfast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The government portal highlights this as a very low risk/unlikely area for surface water flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





Key Features

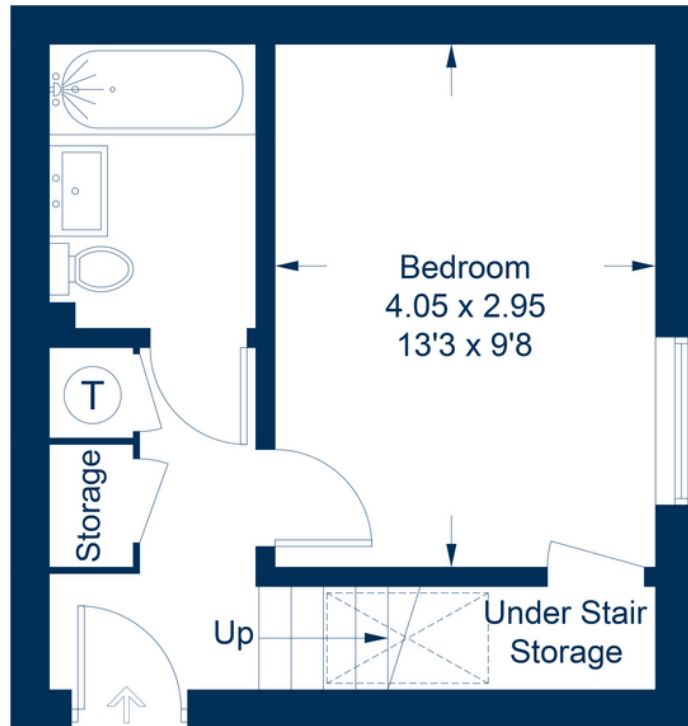
- Freehold property.
- One bedroom semi-detached home.
- Allocated parking space.
- Private and enclosed garden.
- Light and airy open plan kitchen living area.
- Town centre location.
- No onward chain.

The Location

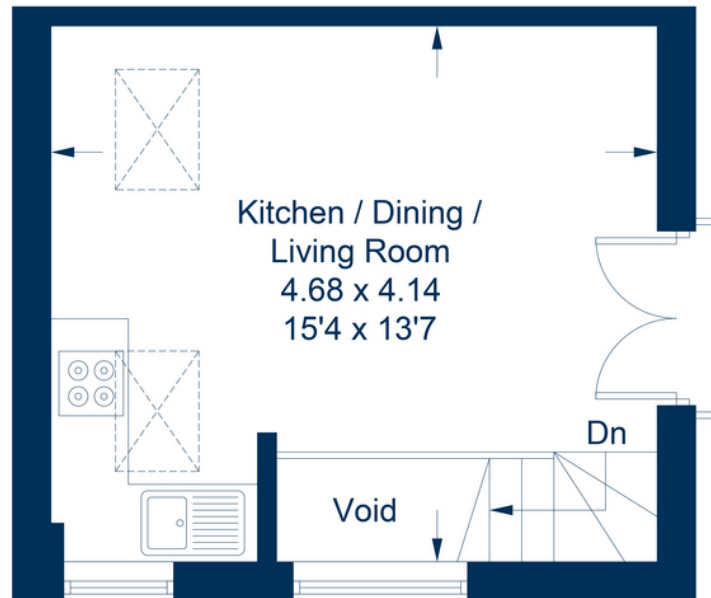
Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south and there is also an excellent mainline train service into London Paddington approx. 45 minutes.



Approximate Gross Internal Area
Ground Floor = 23.6 sq m / 254 sq ft
First Floor = 19.7 sq m / 212 sq ft
Total = 43.3 sq m / 466 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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