



43 Newlands Avenue, Didcot, OX11 8QA

£425,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A well presented, good sized mature semi detached house, with a generous private garden, conveniently situated in this popular location less than half a mile from town centre facilities.

The current owner has significantly enhanced the property with the addition of a 4.5kWh solar panel system, complemented by an automatic 5.8kWh storage battery, which, since installation in August 2024, this has provided an impressive 71% of the electricity used in the home saving approximately £550 in 11 months. Further improvements include a insulated and boarded workshop, complete with power and workbench, as well as a charming oak-framed, roofed pergola positioned on the decking at the far end of the garden. Other notable features include a conservatory, garage, downstairs WC, utility room, and a versatile garden cabin—currently used as a gym—situated on a raised deck at the rear of the garden. The home also benefits from a large, boarded loft space with a fitted loft ladder, offering additional storage.

Mains electricity, gas, water and drainage is connected. Broadband - according to Ofcom Ultrafast and Fast Broadband are available ([checker.ofcom.org.uk](https://checker.ofcom.org.uk)) Mobile Coverage - according to Ofcom there is good coverage ([checker.ofcom.org.uk](https://checker.ofcom.org.uk)) at this postcode. The government portal generally highlights this as very low risk address for flooding. For further information relating to the Register of Title then please contact the agent. Given the age of the property being pre 1999, some low level asbestos may be present though this is considered safe if left undisturbed. We have not carried out a survey but please note that the property has original Artex finishes in two of the bedrooms.





## Key Features

- Solar panels with battery
- Conservatory
- Three bedrooms
- Large private gardens
- Double glazed replacement windows
- Home Office or Gym
- Garage
- Recently relined gutters which will benefit from a 5-year warranty
- Off street parking for two cars
- EPC Rating C. Council Tax Band C

## The Location

Newlands Avenue is made up of a variety of principally semi-detached houses set in good sized gardens and located just a few hundred meters away from Edmonds park and the Didcot wave indoor swimming pool. 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).



Approximate Gross Internal Area  
 Ground Floor = 71.8 sq m / 773 sq ft  
 First Floor = 43.2 sq m / 465 sq ft  
 Garage / Summer House / Workshop = 27.8 sq m / 299 sq ft  
 Total = 142.8 sq m / 1,537 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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