



36 Hardings Strings, Didcot, OX11 8SR

£325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered to the market with no onward chain is this three bedroom property in need of some updating and refurbishment, situated in one of the more established parts of town.

The property comprises of; entrance hall, spacious lounge diner and kitchen. On the first floor there are three bedrooms two of which being doubles and a bathroom suite with separate toilet. Other benefits include driveway parking, a generous sized mature rear garden and gas fired central heating.

Some material information to note:

Tenure - Freehold

The property is of a non-standard laing easiform 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 a range of mobile providers. According to GOV.UK the property is subject to low flood risk. As the property was constructed pre 1999, Artex and ceiling tiles are present, so low levels of asbestos may be present which is considered safe if left undisturbed. For any further information relating to the register of title on the property then please contact the estate agents.





Key Features

- Semi-detached three bedroom property.
- Generous sized mature rear garden.
- Good sized living/dining room.
- Offered to the market with no onward chain.
- Driveway parking.
- Tenure - Freehold.
- Council Tax Band - C.

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 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).



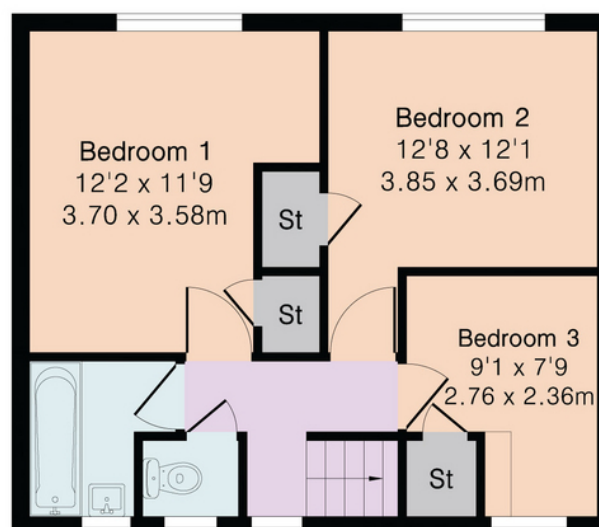
Approximate Gross Internal Area 792 sq ft - 73 sq m

Ground Floor Area 401 sq ft – 37 sq m

First Floor Area 391 sq ft – 36 sq m



Ground Floor



First Floor

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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