



5 Buckingham Close, Didcot, OX11 8TX  
£420,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Welcome to Buckingham Close, a four bedroom link detached house situated only one mile from Didcot Parkway Railway Station.

The property comprises accommodation of entrance hall, good size lounge, separate dining room with patio doors leading you out into the very generous and well maintained east facing garden. The ground floor finishes with a separate kitchen and benefits from a downstairs cloak room. On the first floor there are four bedrooms and a modern family bathroom. Other benefits include a garage and ample driveway parking, plus gas fired central heating and UPVC double glazed windows.

Some material information to note.

The property is connected to mains gas, electric, water and drainage. According to Ofcom ultrafast and superfast broadband is available. According to Ofcom there is coverage for all major phone providers. According to On The Market Expert there is a very low Flood risk. For information available as per the Title register – please get in touch.

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

- Link detached
- Garage
- Driveway parking
- Good size rear garden
- Four bedrooms
- Good transport links
- EPC Rating D
- Council Tax Band D

## The Location

Didcot is a thriving town that is popular with commuters and offers all the amenities for modern living. Didcot offers comprehensive leisure and sporting facilities for all ages and has the Orchard Centre shopping complex 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).

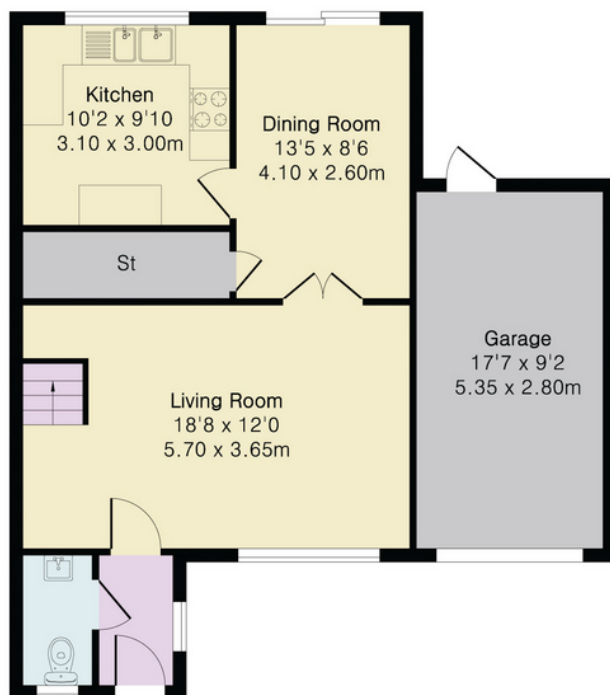


**Approximate Gross Internal Area 1030 sq ft - 96 sq m  
(Excluding Garage)**

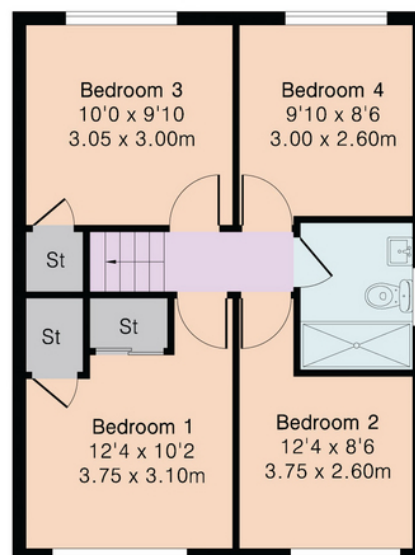
Ground Floor Area 540 sq ft – 50 sq m

First Floor Area 490 sq ft – 46 sq m

Garage Area 161 sq ft – 15 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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