



72 Newlands Avenue, Didcot, OX11 8QB

£420,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Newlands Avenue is a well-presented, good sized, mature semi-detached house with a beautiful cottage style private garden, conveniently situated in this popular location less than a mile from the town centre facilities.

The accommodation comprises of an entrance hall with storage cupboard, dining room, which flows into a good sized lounge with a working log burner, there is a separate kitchen, cloakroom, a conservatory leading out onto a wonderful cottage style garden, with this space having been created using reclaimed materials, which creates a relaxed informal garden, bringing a sense of natural abundance with a mixture of colourful plants and flowers alongside a pond and vegetable patch area. The ground floor also has a side lobby giving you direct access to a utility room and garage. To the first floor there are three bedrooms and a family bathroom. Other benefits include, gas central heating with recently installed combination boiler (October 2023), off street parking and an EV charging point. Newlands Avenue will be sold chain free.

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. The government portal highlights this as very low risk address for flooding. 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.





Key Features

- Chain free
- Semi detached
- Three bedrooms
- Off street parking
- EV charging point
- Good size, cottage style garden
- EPC rating: D
- Council Tax Band: C

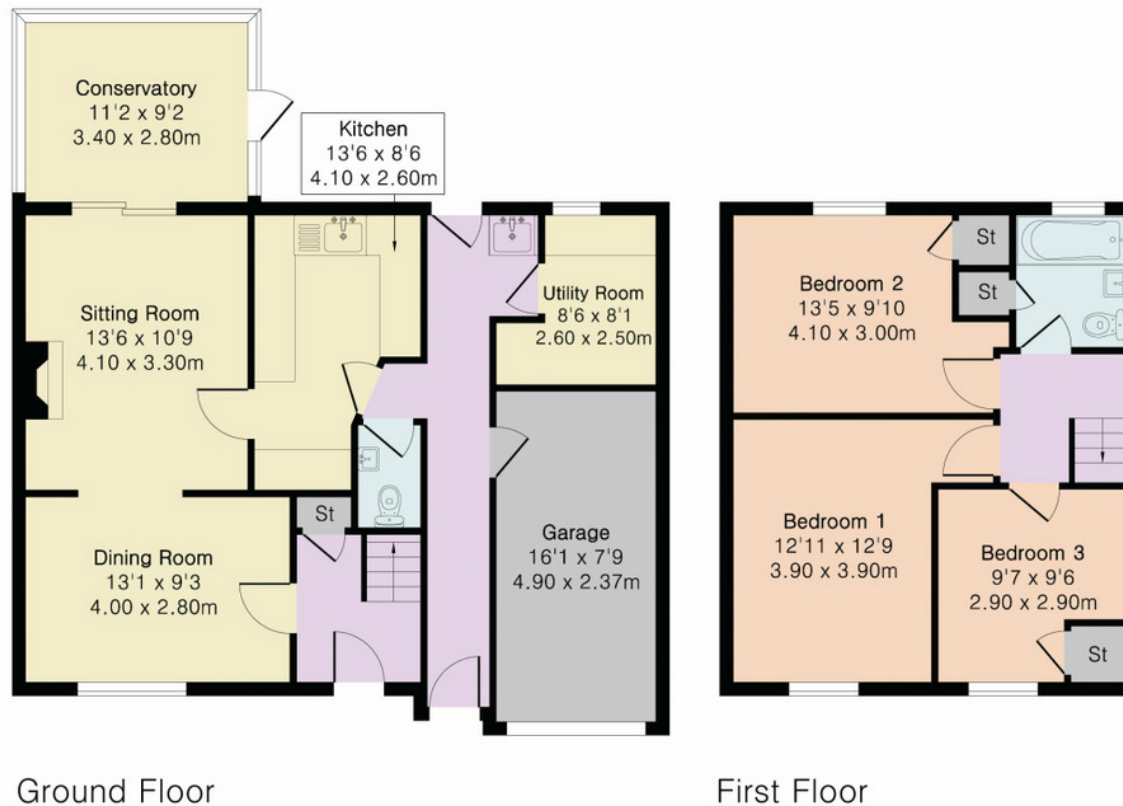
The Location

The town of 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 1256 sq ft - 117 sq m
(Including Garage)**

Ground Floor Area 818 sq ft – 76 sq m

First Floor Area 438 sq ft – 41 sq m



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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