



1 Hinton Crescent, Didcot, OX11 9GB

£450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Built in 2022 by renowned builder CALA Homes, is this well-appointed double fronted house offering sizeable and contemporary accommodation featuring a cloakroom, a kitchen/dining room with integrated appliances and with bi-folding doors opening on to the rear garden, as well as a dual aspect sitting room with bay window.

On the first floor are three well-proportioned bedrooms, with the largest bedroom being accompanied by an en-suite shower room. Other points of interest include an attached single garage with driveway parking to the front, gas central heating and UPVC double glazed windows.

Immaculately presented throughout and featuring an array of high-quality specifications including Bosch integrated appliances, upgraded bathroom and en-suite tiling and higher than average ceiling heights - this property is highly advised to view.

Material Information to note:

The property is of a brick built construction. The property 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 good coverage on a range of mobile providers. According to GOV.UK Flood risk, this property is of low flood risk. For any further information on the register of title please contact the agent. Please be advised there is a year estate management charge of £200 approximately per year.





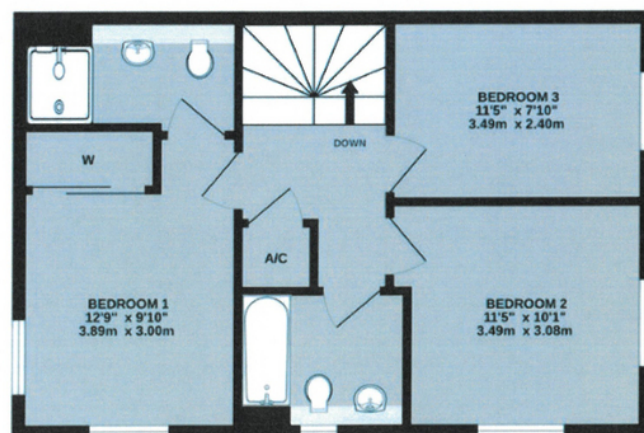
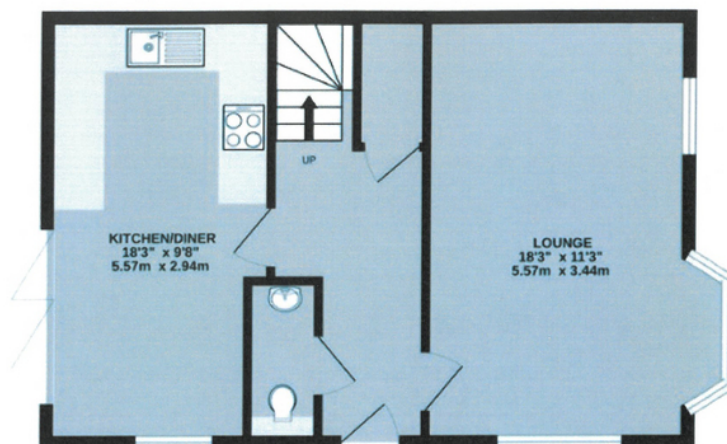
Key Features

- Built in 2022 by CALA Homes
- Complete onward chain
- Kitchen/dining room with bi-fold doors opening onto the rear garden
- Garage and driveway parking
- Ground floor cloakroom
- En-suite shower room to principle bedroom
- EPC Rating: B
- Council Tax Band: E
- Estate Management Charge c. £200 per annum

The Location

Nobel Park is a newly developed site which sits conveniently within a short driving distance of the A34, M40 and M4. A local frequent bus service is also within walking distance and services Didcot Parkway Train Station, the Orchard shopping centre and local towns and villages. By foot you can also walk via Bridleway to Long Wittenham village.

The town of 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 approx. 40 minutes.



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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