



32b Fairacres Road, Didcot, OX11 8QG
£440,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A rare opportunity to purchase a well presented and modern non-estate three bedroom linked-detached property situated in a cul-de-sac within the centre of the town.

The accommodation comprises of entrance hallway, kitchen/diner with bay window, cloakroom and a spacious living room with French doors out onto the garden. On the first floor are three good sized bedrooms with an en-suite shower room to the principal bedroom plus a family bathroom. Additional benefits include ample driveway parking for multiple vehicles, a garage with light and power and a large and beautifully kept mature rear garden with decking area and shed.

For the size, presentation and location to be fully appreciated a viewing is highly recommended.

Some material information:

Tenure - Freehold

Mains electricity, gas, water and drainage is connected.

Broadband - according to Ofcom Ultrafast and Fast

Broadband are available (checker.ofcom.org.uk) Mobile

Coverage - according to Ofcom there is good coverage

(checker.ofcom.org.uk) at this postcode. The onthemarket expert highlights this as very low risk address for flooding. For further information relating to the Register of Title then please contact the estate agent.



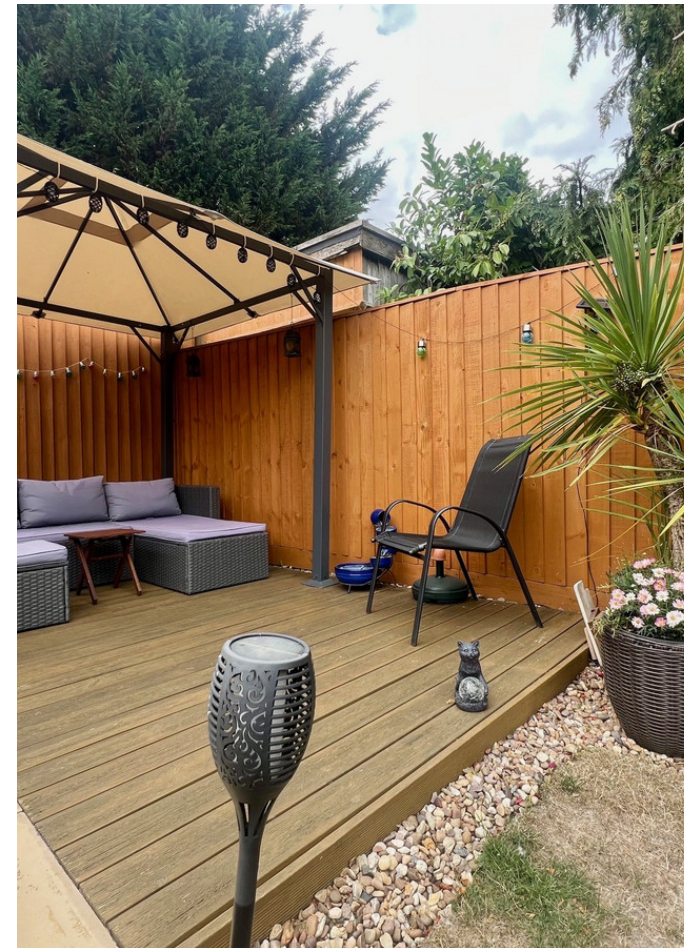


Key Features

- Modern three bedroom linked-detached.
- Kitchen/diner with bay window.
- Garage with light and power.
- Ample parking for multiple vehicles.
- Large and mature rear garden with patio and decking area.
- Built only 8 years ago and situated in a cul-de-sac.
- En-suite shower room to principal bedroom.
- Tenure - Freehold.
- Council Tax Band D.
- EPC Rating B.

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)

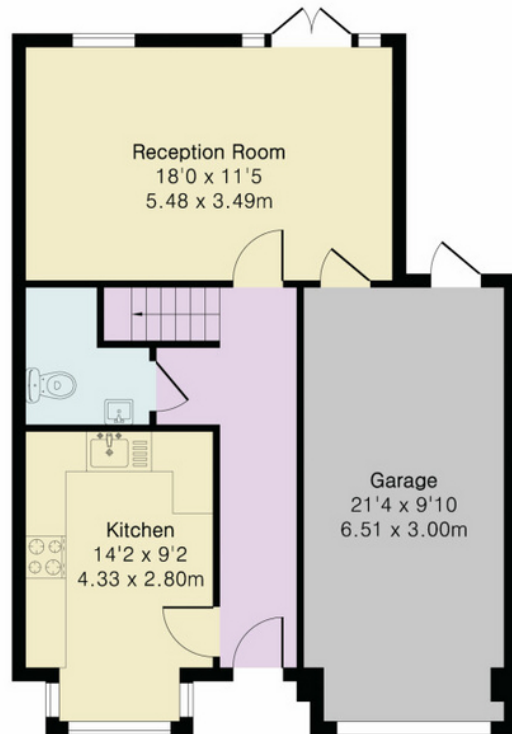


Approximate Gross Internal Area 1020 sq ft - 95 sq m (Excluding Garage)

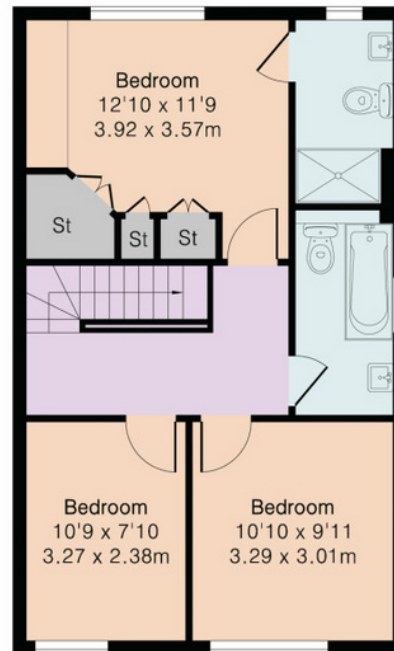
Ground Floor Area 473 sq ft – 44 sq m

First Floor Area 547 sq ft – 51 sq m

Garage Area 207 sq ft – 19 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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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