



27 Beech Lane, Didcot, Oxfordshire, OX11 6EB

60% SHARED OWNERSHIP

An excellent opportunity to acquire a 60% share in this larger than average and superbly located three bedroom semi-detached house with very good size garden and driveway parking on the SOHA shared ownership scheme. The property was built in the last 5 years by Bloor Homes and the accommodation comprises; entrance hall, kitchen, washroom, and large lounge running the width of the house. On the first floor there is modern family bathroom with window, and three very generous bedrooms. To the side of the property there is driveway parking for two cars with car port and, to the rear; there is much larger than average garden which is predominantly laid to lawn.

The development benefits from a small park, and quaint views over fields on the edge of the town towards the Hagbournes. For the size, and location to be fully appreciated; viewings are highly recommended. The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that 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 from Didcot Parkway into London Paddington, which takes approx. 40 minutes.

THOMAS MERRIFIELD

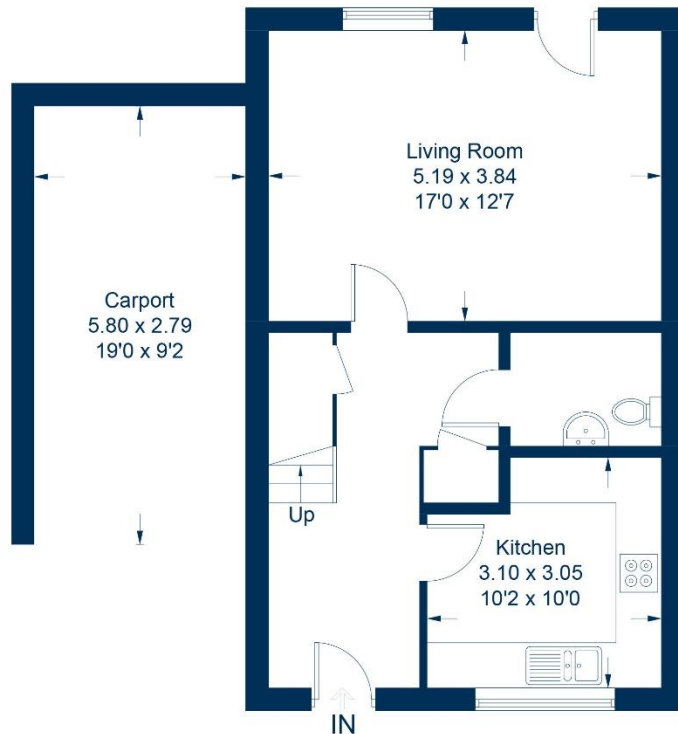
SALES LETTINGS

103 Broadway, Didcot, Oxon, OX11 8AL
didcot@thomasmerrifield.co.uk

Price £205,000



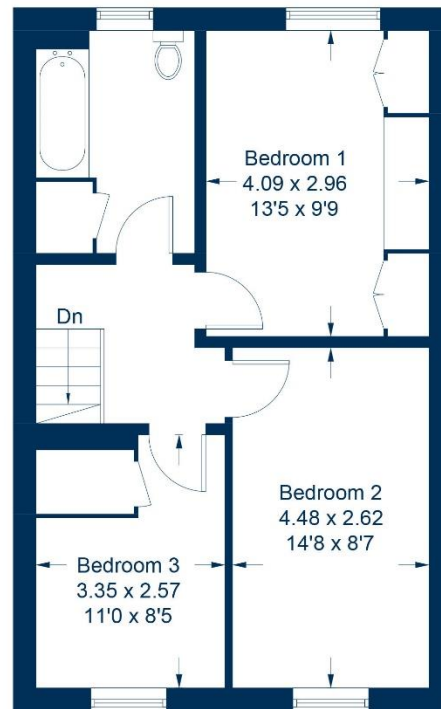
Approximate Gross Internal Area
Ground Floor = 45.5 sq m / 490 sq ft
(Excluding Carport)
First Floor = 45.2 sq m / 486 sq ft
Total = 90.7 sq m / 976 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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First Floor

- Three bedroom semi-detached house – 60% SHARED OWNERSHIP (Rent approx £367 per month)
- Highly desirable location with pleasant views towards The Hagbournes.
- Driveway parking and car port.
- Three very generous bedrooms.
- Larger than average garden.
- Downstairs washroom.
- Local Authority: South Oxfordshire District Council
- Council Tax Band: C
- Tenure: Leasehold

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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