



## 51 Blackthorn Road, Didcot, Oxfordshire, OX11 6AY

With three excellent bedrooms is this well-presented semi-detached house located on the Great Western Park development with garage, good size garden, and en-suite to principal bedroom. The accommodation comprises entrance hall with tiled floor & under stairs storage cupboard, kitchen-breakfast room with integrated appliances, cloakroom, and lounge-diner overlooking the garden. On the first floor there is a modern bathroom, and three genuine double bedrooms; the principal bedroom with a pleasant dual aspect, and en-suite with window. To the front of the property there is driveway parking which leads to a garage with light & power. Finally, to the rear; there is a good size predominantly lawned garden. For the bedroom sizes to be fully appreciated; this property must be viewed.

The Great Western Park development, set in the vibrant town of Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station), schools, shops, sports pitches, play areas, community centre, a health facility and a new district centre. 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.

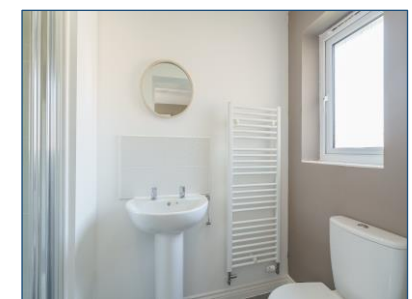
THOMAS  
MERRIFIELD

SALES LETTINGS

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**Price £390,000**





Approximate Gross Internal Area  
 Ground Floor = 37.6 sq m / 405 sq ft  
 First Floor = 56.4 sq m / 607 sq ft  
 Garage = 18.1 sq m / 195 sq ft  
 Total = 112.1 sq m / 1,207 sq ft



- Three double bedroom semi-detached house.
- Two bathrooms (en-suite to principal bedroom).
- Driveway and garage.
- Well-presented throughout.
- Good size garden.
- Local Authority: South Oxfordshire District Council
- Council Tax Band: C
- Tenure: Freehold



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

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