



THOMAS
MERRIFIELD
FOR SALE
01235 813777

13 East Street,
Didcot, Oxfordshire, OX11 8EJ

13 East Street, Didcot, Oxfordshire, OX11 8EJ

A rarely available semi-detached late Victorian/Edwardian house offering stylish and sympathetically updated accommodation with the significant advantage of off street parking and an former stable/workshop offering scope for conversion to home office or potential annexe accommodation if desired.

The property features an impressive kitchen breakfast room, two generous reception rooms, a stylish first floor bathroom. The house offers significant on going potential to extend the loft space or further expand the ground floor to the side.

East Street is a quiet road within the Northbourne conservation area and is made up of a variety of Victorian properties together with a small number of more contemporary houses and bungalows. This is an ideal location for easy access to all of the towns central amenities being less than 1/4 mile from The Orchard Centre and less than 1/2 mile from Didcot Parkway.

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 and there is also an excellent mainline train service into London Paddington, approx. 45 minutes. The property also offers access to the highly regarded independent preparatory and senior schools in both Abingdon and Oxford as well as the Europa school in Culham and the primary and secondary schools locally in Didcot.





- Bay fronted sitting room with open fireplace & woodburner
- Separate day room with planked flooring
- Impressive kitchen/breakfast room with solid oak worktops
- 2 double bedrooms
- Impressive first floor bathroom
- Large South facing gardens
- Gas central heating
- UPVC double glazed windows in traditional style
- Driveway parking
- Large former stable/workshop
- Local Authority: South Oxfordshire District Council
- Council Tax Band: C
- Tenure: Freehold

Approximate Gross Internal Area
 Ground Floor = 52.8 sq m / 568 sq ft
 First Floor = 40.4 sq m / 435 sq ft
 Outbuilding = 28.3 sq m / 305 sq ft
 Total = 121.5 sq m / 1,308 sq ft



**THOMAS
MERRIFIELD**

SALES LETTINGS

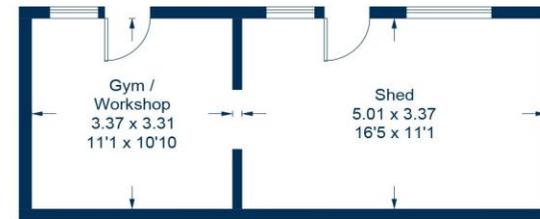
103 Broadway, Didcot, Oxon, OX11 8AL
 didcot@thomasmerrifield.co.uk
 Tel: 01235 813777



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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.

© CJ Property Marketing Ltd

Important Notice

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.