



11 Edinburgh Drive, Didcot, Oxfordshire, OX11 7HS

Offered to the market with no onward chain and ideally situated for access to Didcot Parkway & the town centre, is this well-presented, two bedroom semi-detached house. The accommodation comprises entrance hall, kitchen, sideways, and lounge-diner with open fire. On the first floor there is a modern refitted bathroom and two generous bedrooms. To the front of the property there is driveway parking for multiple vehicles. Finally, to the rear; there is a larger than average low maintenance garden. The property also boasts the added benefit of live planning permission for a double storey extension to the rear and side of the property to create third bedroom with en suite plus open plan kitchen diner. See planning application number P22/S3834/HH

The town of 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).

THOMAS
MERRIFIELD

SALES LETTINGS

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

Price £317,000



- Semi detached
- Live planning permission for double storey extension to the side and rear
- Double bedrooms
- Larger than average private rear garden
- Driveway parking for multiple vehicles
- Open fire
- Walking distance to town centre and Didcot parkway
- EPC Rating: D
- Local Authority: South Oxfordshire District Council
- Council Tax Band: C
- Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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