



71 Mereland Road, Didcot, Oxon, OX11 8AY

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A well presented family home situated in this established area of Didcot providing good access to local shops, schools, Didcot Town centre boasting 'The Orchard Centre' and Didcot Parkway station. The property offers generous size accommodation throughout including two reception rooms, kitchen with integrated appliances and conservatory. On the first floor are three good size bedrooms with built in cupboards and family bathroom. Outside the property is a useful covered walkway side area, outside store, space for off street parking to the front of the property and an excellent size rear garden. Call William Jones on 01235 812229 to arrange a viewing.

Guide Price: £325,000



ENTRANCE HALL Obscure double glazed door to front. Stairs rising to first floor with useful under stairs storage space. Tiled floor. Radiator.

LIVING ROOM 16' 10" max x 11' 09" max (5.13m max x 3.58m max) Double glazed window to front aspect. Double glazed sliding door to conservatory. Coving to ceiling. Two radiators.

DINING ROOM 10' 03" into bay x 8' 05" max (3.12m into bay x 2.57m max)

KITCHEN 8' 00" max x 11' 04" max (2.44m max x 3.45m max) Two double glazed windows to rear aspect. Obscure double glazed door to side. Fitted wall & base units with work surface over and sink & drainer inset. Integrated oven & hob with extractor over. Space for upright fridge/freezer. Tiled floor. Two built in cupboards.

CONSERVATORY Double glazed windows to side & rear aspects. Double glazed sliding door to garden.

FIRST FLOOR

LANDING Double glazed window to rear aspect. Fitted cupboard.

BEDROOM 11' 06" x 11' 02" (3.51m x 3.4m) Double glazed window to front aspect. Coving to ceiling. Built in cupboard. Radiator.

BEDROOM 9' 05" max x 11' 11" max (2.87m max x 3.63m max) Double glazed window to front aspect. Coving to ceiling. Built in cupboard.

BEDROOM 7' 02" x 8' 09" (2.18m x 2.67m) Double glazed

window to rear aspect. Built in cupboard. Coving to ceiling. Fitted raised bed. Laminate flooring. Radiator.

OUTSIDE

COVERED SIDE WALKWAY AREA Door to front. Double doors to garden. door leading useful outside store.

REAR GARDEN In our opinion an excellent size rear garden comprising a generous size patio ideal for entertaining. Mainly laid to lawn with paved path leading to garden shed/summerhouse.

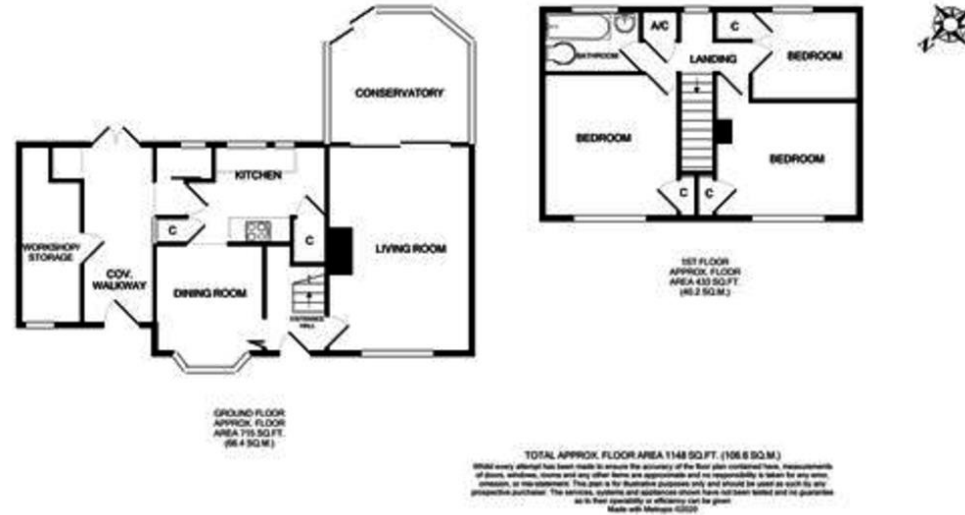


Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).