



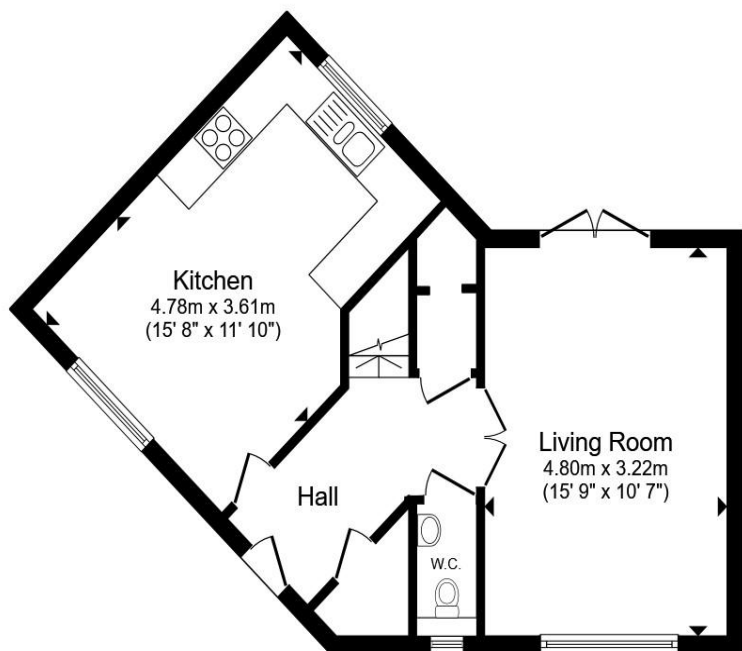
Anning Way, Didcot, OX11 9GR

welcome to

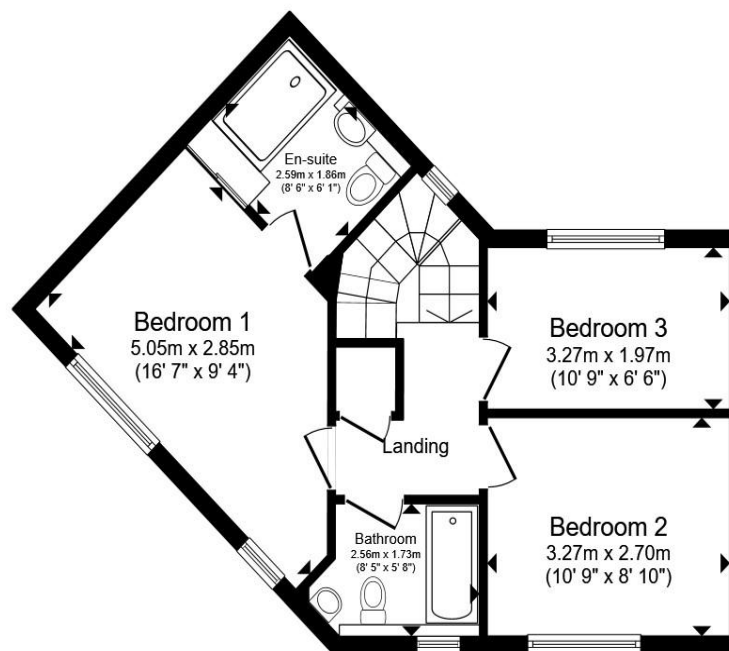
Anning Way, Didcot

Allen & Harris are pleased to welcome this three bedroom semi-detached property built by Croudace homes to the market. In brief the property comprises entrance hall with stairs to first floor, cloakroom and understairs storage. There is a dual aspect living room with French doors onto the rear garden and a dual aspect kitchen with fitted cupboards, sink and drainer, space for fridge/freezer, built in oven and induction hob, and built in dishwasher and washing machine. To the first floor there are three double bedrooms, an en-suite to the master bedroom and a family bathroom. Outside there is a front garden laid to lawn with pathway to front door, a carport driveway to the side of the property with EV charger point, and side access into an enclosed rear garden with paved patio seating area with the remainder laid to lawn. Further features include UPVC double glazing and gas radiator central heating. Internal viewings are highly recommended.





Ground Floor



First Floor

Total floor area 85.2 m² (917 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Anning Way, Didcot

- Semi Detached Property
- Three Bedrooms
- En-suite to Master Bedroom
- Kitchen Dining Room
- Carport Driveway Parking with EV Charger

Tenure: Freehold

EPC Rating: B

Council Tax Band: D

£415,000



Location

The town of Didcot offers a perfect location for families, commuters and young professionals with excellent local and regional transport links to London, Reading, Oxford or Birmingham via 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. 38 minutes. Central Didcot offers extensive shopping and leisure facilities with the newly renovated Orchard Centre which now offers a wider range of shops, two gyms, restaurants and a Cineworld cinema, as well as Cornerstone, a local Arts and Drama centre and various superstores including Sainsburys and Aldi. Ladygrove and Great Western Park provide a wealth of different property varieties as well as highly regarded primary and secondary schools including Didcot Girls School, Saint Birinus Boys School and Aureus Secondary School.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/DID107135



Property Ref:

DID107135 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 allen & harris



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