



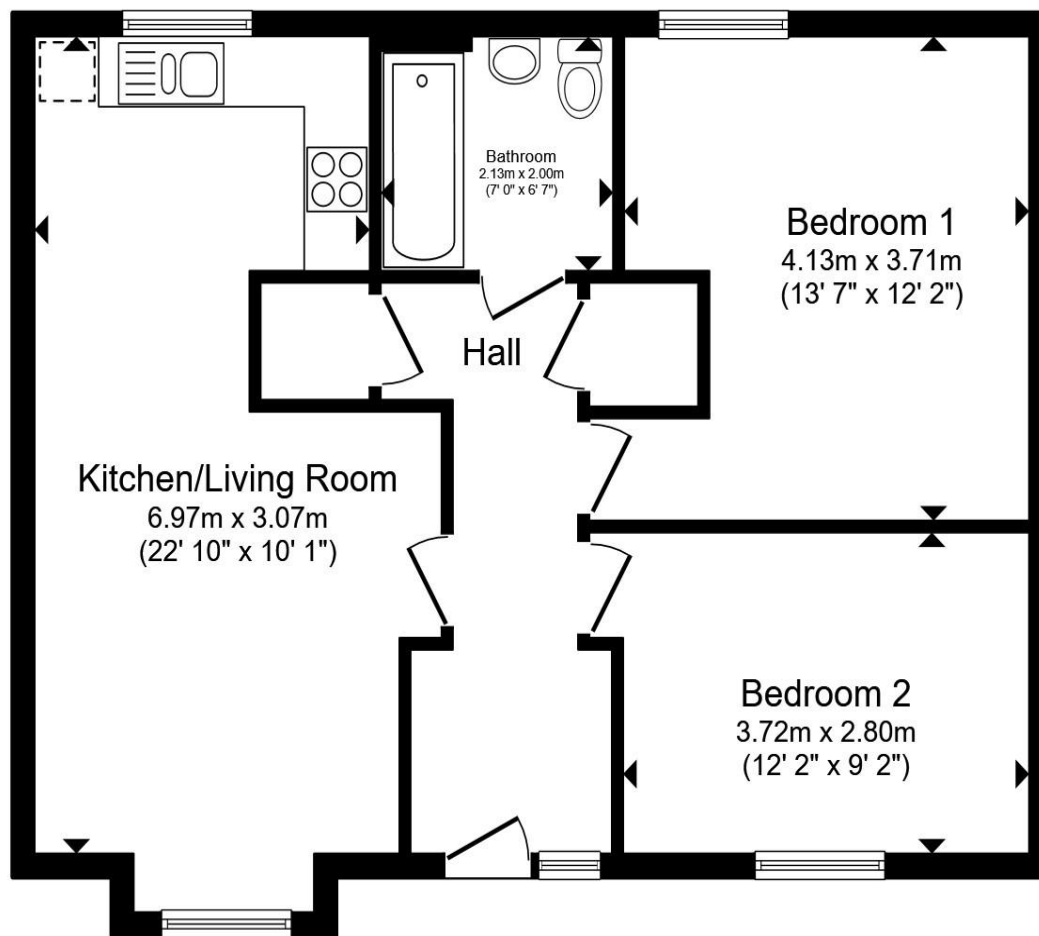
**Tom Gaughan Way, Didcot, OX11 6JD**

**welcome to**

## **Tom Gaughan Way, Didcot**

Allen and Harris are delighted to welcome to the market Tom Gaughan Way. A ground floor maisonette which offers two double bedrooms and a bathroom. Outside provides a front garden which is laid to lawn, one allocated parking space and plenty of visitor parking bays are available. Tom Gaughan way is Located in Brunel Rise of great western park, The maisonette benefits from a front garden with space for seating and has its own front entrance. Throughout the property it boasts from a spacious lounge kitchen diner with integrated appliances, two double bedrooms and a bathroom. Outside provides one allocated parking space and plenty of visitor parking bays are available. The property was built in 2020 and still benefits from 4 years on the NHBC warranty.





Total floor area 64.3 m<sup>2</sup> (692 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](http://www.propertybox.io)

**welcome to**

## **Tom Gaughan Way, Didcot**

- Ground floor maisonette.
- Two double bedrooms.
- Front garden with space for outdoor seating.
- Close to local amenities.
- Allocated parking space

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1033.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

# £240,000



**view this property online** [allenandharris.co.uk/Property/DID107243](https://allenandharris.co.uk/Property/DID107243)



Property Ref:  
DID107243 - 0004

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Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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