



**Wantage Road, Didcot, OX11 0AH**

## **Welcome to Wantage Road, Didcot**

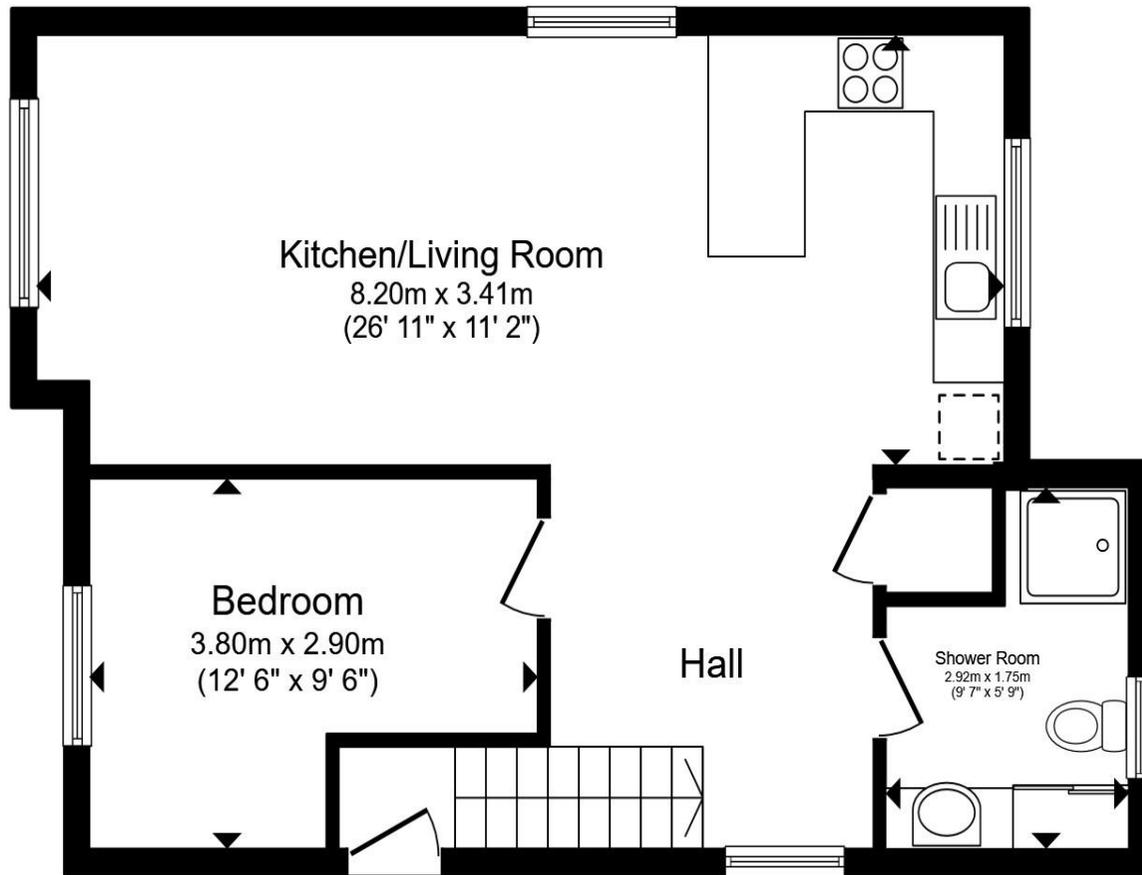
Allen & Harris are pleased to welcome this first-floor maisonette to the market. The property is entered via a private front door to an entrance hall with stairs leading to the front door. There is a spacious open plan L-shaped living kitchen dining room with triple glazed window to all aspects, a large storage cupboard and a range of fitted kitchen cupboards and worktop, fitted oven and hob, space for fridge freezer, and plumbing for washing machine. There is a double bedroom with triple glazed window to front aspect, and access to a part boarded loft space. There is a modern fitted shower room with triple glazed window to rear aspect, tiled shower cubicle, vanity wash hand basin, low level WC, fitted cupboards and tiled flooring.

The property has a block paved driveway to front with one parking space and to the rear is a communal garden with storage shed. Further features include gas radiator central heating and a share of freehold meaning there is no ground rent or service charge. Internal viewings highly recommended.

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.





### Ground Floor

Total floor area 53.6 m<sup>2</sup> (576 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

## Wantage Road, Didcot

- First Floor Maisonette
- One Double Bedroom
- Open Plan Kitchen Dining Living Room
- Modern Fitted Shower Room
- Share of Freehold

Tenure: Leasehold

EPC Rating: B

Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £240,000



**view this property online** [allenandharris.co.uk/Property/DID106925](https://www.allenandharris.co.uk/Property/DID106925)



Property Ref:  
DID106925 - 0006

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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.

Please note the marker reflects the  
postcode not the actual property

  
allen & harris



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