



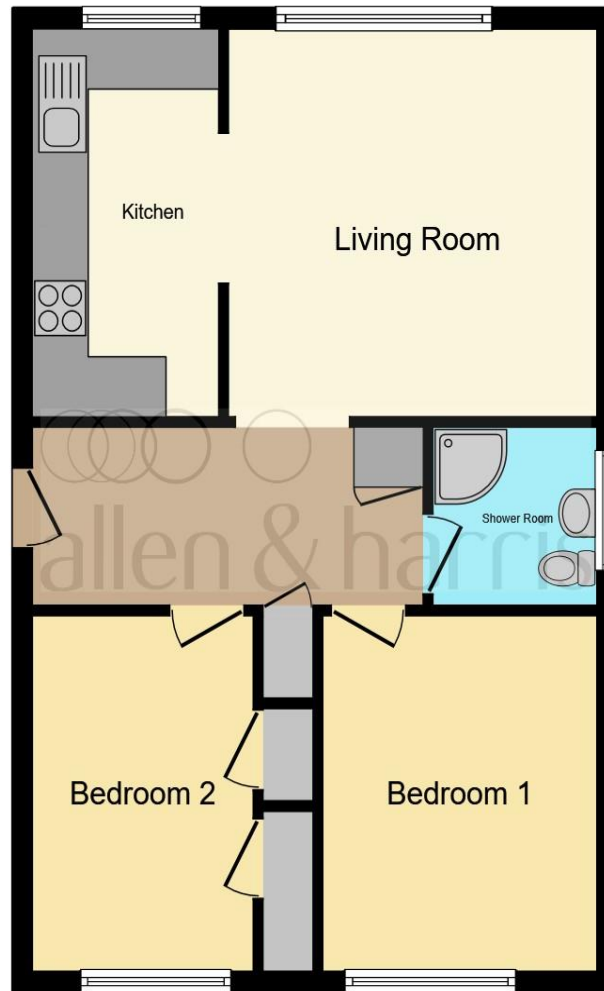
Laburnum Grove, Didcot, OX11 8BD

Welcome to

Laburnum Grove, Didcot

Allen & Harris are pleased to offer this modern first floor apartment to the market. The property is accessed via a communal entrance with entry intercom with stairs leading to the first floor. In brief the property offer a spacious entrance hall with two storage cupboards, living dining room with double window to front aspect which in turn leads to a modern fitted kitchen with double glazed window to front aspect, stainless steel sink and drainer, plumbing washing machine, space for tumble dryer, space for fridge freezer, built in electric oven and hob, tiled splash backs and a range of fitted cupboards. There are two bedrooms with one having two built in cupboards and a modern fitted shower room.





Entrance Hall

Lounge / Diner

12' 11" x 12' 8" (3.94m x 3.86m)

Kitchen

12' 8" x 6' 7" (3.86m x 2.01m)

Bedroom One

11' 8" x 9' 7" (3.56m x 2.92m)

Bedroom Two

11' 8" x 7' 8" to built in cupboard (3.56m x 2.34m to built in cupboard)

Bathroom

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.focalagent.com

Welcome to

Laburnum Grove, Didcot

- First Floor Apartment
- Two Bedrooms
- Modern Kitchen
- Lounge Dining Room
- Shower Room

Tenure: Leasehold EPC Rating: E

Council Tax Band: B

Service Charge: 860.23

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Aug 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000



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/DID106615](https://www.allenandharris.co.uk/Property/DID106615)



Property Ref:

DID106615 - 0003

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