

**Norreys Road, Didcot OX11 0AN** 



# welcome to

# **Norreys Road, Didcot**

Situated in an established sought after residential location is this well presented extended semi detached three bedroom family home ideal for first time buyers, downsizers and investors.

Within walking distance to Didcot Parkway train station and local primary and secondary schools.

The property offers three spacious bedrooms, an extended kitchen diner with vaulted ceiling, a lounge, an additional reception room. utility room, ground floor family bathroom & upstairs shower room. The property further benefits from gas central heating with radiators throughout, double glazing, driveway parking and side access to the rear garden.

The main feature of this property is the extended kitchen diner with vaulted ceiling which makes the perfect space for family socialising and is the hub of the house.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

#### **Entrance Hall**

# **Living Room**

13' 5" max x 11' 5" max ( 4.09m max x 3.48m max )

#### Study/playroom

11' 10" max x 8' 5" max ( 3.61m max x 2.57m max )

#### **Kitchen / Diner**

# **Utility Room**

# **Family Bathroom**

#### **Bedroom One**

16' 7" max x 8' 7" max ( 5.05m max x 2.62m max )

## **Bedroom Two**

11' 5" max x 11' 1" max ( 3.48m max x 3.38m max )

## **Bedroom Three**

 $9^{\circ}$  4" max x 7' 6" max ( 2.84m max x 2.29m max )

#### **Shower Room**

## **Rear Garden**

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# **Norreys Road, Didcot**

- Semi Detached
- Off Street Parking
- Two Bathrooms
- Utility Room
- Enclosed Garden With Side Access

Tenure: Freehold EPC Rating: D

# £425,000









Please note the marker reflects the postcode not the actual property

# view this property online allenandharris.co.uk/Property/DID105834



Property Ref: DID105834 - 0005 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.

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01235 812333



didcot@allenandharris.co.uk



135 Broadway, DIDCOT, Oxfordshire, OX11 8RQ



allenandharris.co.uk