



Burdock Spur, Didcot, Oxfordshire OX11 6GU



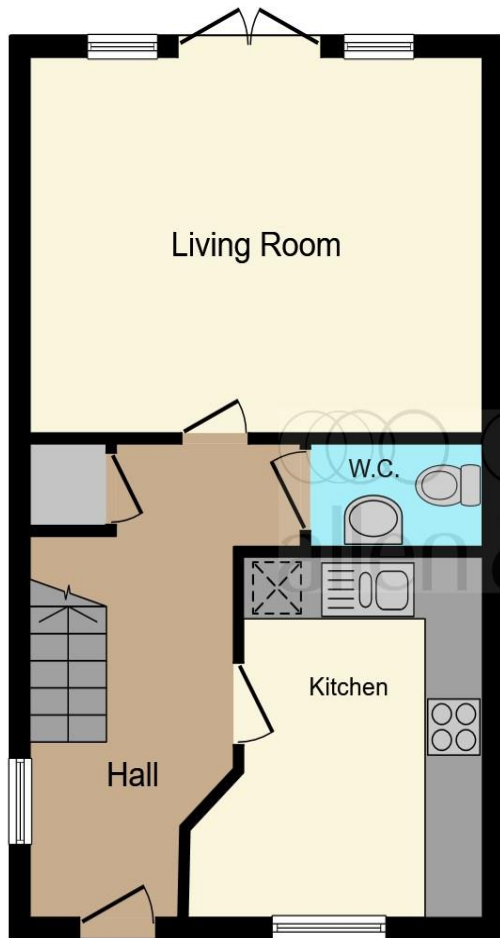
welcome to

Burdock Spur, DIDCOT

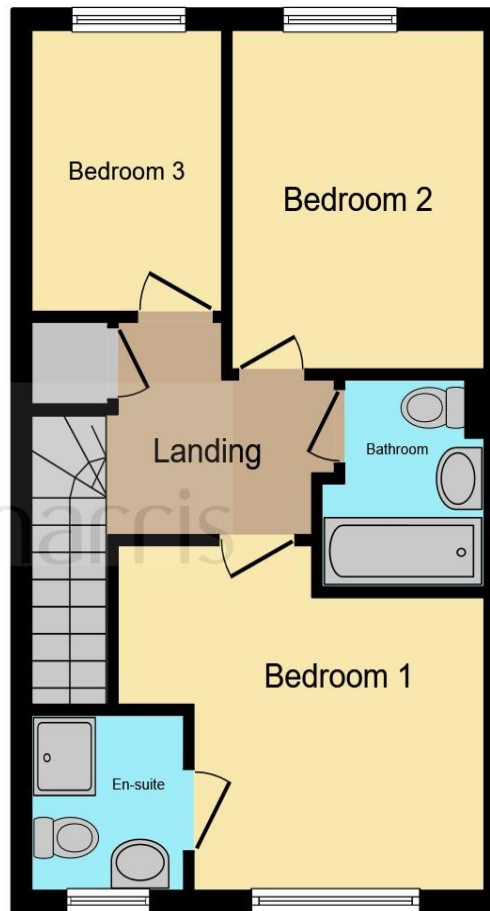
Burdock Spur - A well presented three bedroom property situated on the popular development of Great Western Park. Comprising an entrance hall , stairs to first floor, understairs storage cupboard and door to cloakroom. Offering a modern kitchen with integrated electric oven and gas hob & fridge freezer, space for a washing machine and dishwasher. There is a lounge dining room to the rear which benefits from French doors to a southerly aspect rear garden. The first floor provides three bedrooms, en-suite to master bedroom and a family bathroom. There is driveway parking to the front of the property which leads to a garage with up and over door.

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. 45 minutes. Central Didcot offers extensive shopping and leisure facilities with the newly renovated Orchard Centre which now offers a wider range of shops, gyms, restaurants and a cinema, as well as Cornerstone, a local Arts and Drama centre and various superstores including Sainsburys and Aldi. Great Western Park provides a wealth of different property varieties as well as highly regarded primary and secondary schools including Didcot Girls School & Aureus Primary school.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Lounge

15' 5" x 12' (4.70m x 3.66m)

Kitchen

11' 2" x 10' (3.40m x 3.05m)

First Floor

Bedroom One

9' 8" min x 11' max (2.95m min x 3.35m max)

En suite Shower Room

Bedroom Two

10' 10" x 8' 7" (3.30m x 2.62m)

Bedroom Three

6' 6" x 9' (1.98m x 2.74m)

Bathroom

Rear Garden

Garage

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

Burdock Spur, DIDCOT

- NHBC guarantee of 5 years remaining
- South facing garden
- Garage and driveway parking
- En-suite to master bedroom
- Close to local schools and amenities

Tenure: Freehold EPC Rating: B

£390,000



view this property online allenandharris.co.uk/Property/DID105938



Property Ref:
DID105938 - 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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Please note the marker reflects the
postcode not the actual property


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