

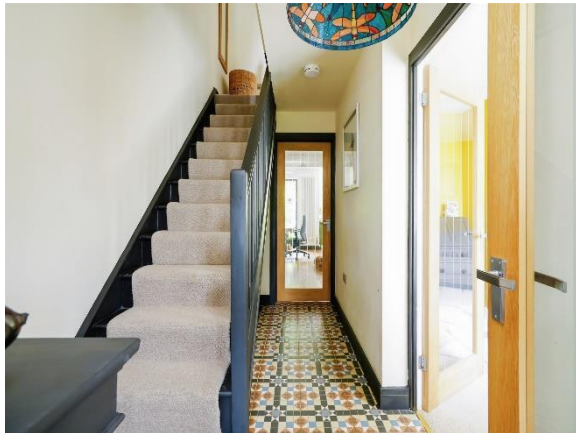


Moreton Road, Aston Upthorpe Didcot OX11 9EP

welcome to

Moreton Road, Aston Upthorpe Didcot

Allen & Harris are pleased to offer this three bedroom semi detached property situated in the desirable South Oxfordshire village which has been renovated and modernised by the current owners, now offered for sale with no onward chain. In brief the property is access via an entrance porch with cloaks space and further door into the entrance hall with tiled flooring, open understairs storage and stairs to first floor. There is a separate living room to the front and an extended modern kitchen dining family space to the rear with bi-fold doors to rear garden, built in oven and induction hob, space for American fridge/freezer and integrated dishwasher. The rear lobby provides further access to the rear garden, cloakroom with low level WC, and laundry room with plumbing or washing machine and space for tumble dryer. To the first floor there are three bedrooms and a re-fitted bathroom. The bathroom offers separate bath and shower cubicle with rain head shower and separate hand-held shower. There is a lawned garden to the front of the property with flower and shrub borders, pathway to front door and side access leading to the rear garden. There is a well-stocked established rear garden with gravel seating area, lawn, flower and shrub borders and a rear access gate which in turn provides access to the off-road parking and a detached garage with double wooden doors.





Ground Floor



First Floor

Entrance Porch

Entrance Hall

Cloakroom

Lounge

13' 3" x 11' 2" (4.04m x 3.40m)

Kitchen / Diner

23' 4" max x 21' 10" max (7.11m max x 6.65m max)

Laundry Room

13' 9" max x 5' 8" (4.19m max x 1.73m)

Landing

Bedroom One

11' 3" x 10' 10" (3.43m x 3.30m)

Bedroom Two

13' 10" into door recess x 8' 7" (4.22m into door recess x 2.62m)

Bedroom Three

8' 8" x 7' 11" max - including bulk head (2.64m x 2.41m max - including bulk head)

Bathroom

Front Garden

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

Moreton Road, Aston Upthorpe Didcot

- No Onward Chain
- Three Bedrooms
- Extended Kitchen Dining Family Room
- Established Rear Garden
- Garage & Off-Road Parking to Rear

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£530,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/DID106579



Property Ref:
DID106579 - 0009

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.

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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