



5 Bourne Street, Didcot, OX11 8EH
£375,000 Freehold

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The Property

A three bedroom detached individually built property situated in a quiet non-estate location within the highly desirable Northbourne conservation area conveniently located for local amenities (Didcot Parkway 0.7 mile and The Orchard shopping centre 0.4 mile).

On the ground floor is cloakroom, an open-plan kitchen/dining room and sitting room with doors opening onto a low-maintenance south facing garden. On the first floor are three bedrooms and a family bathroom. There is a block paved driveway providing parking for two vehicles.

Bourne Street is a quiet no through Lane made up of a variety of Victorian cottages and more contemporary detached properties all just a stones throw (250 m) from the Orchard Centre with its extensive range of shops, restaurants and leisure facilities

Some material information to note:

The property is connected to mains gas, electric, water and drainage. According to ofcom, there is ultrafast broadband available at the property. According to ofcom, there is a good service on a range of mobile providers with the possible exception of three. According to GOV.UK Flood Risk this property is of a very low flood risk. The property suffered some cracking to internal and external walls in 2018, which was investigated and reported on by a structural engineer. The cause of the subsidence was due to some root damage from an adjacent tree which was removed. No underpinning was required and a certificate of structural adequacy was subsequently issued.



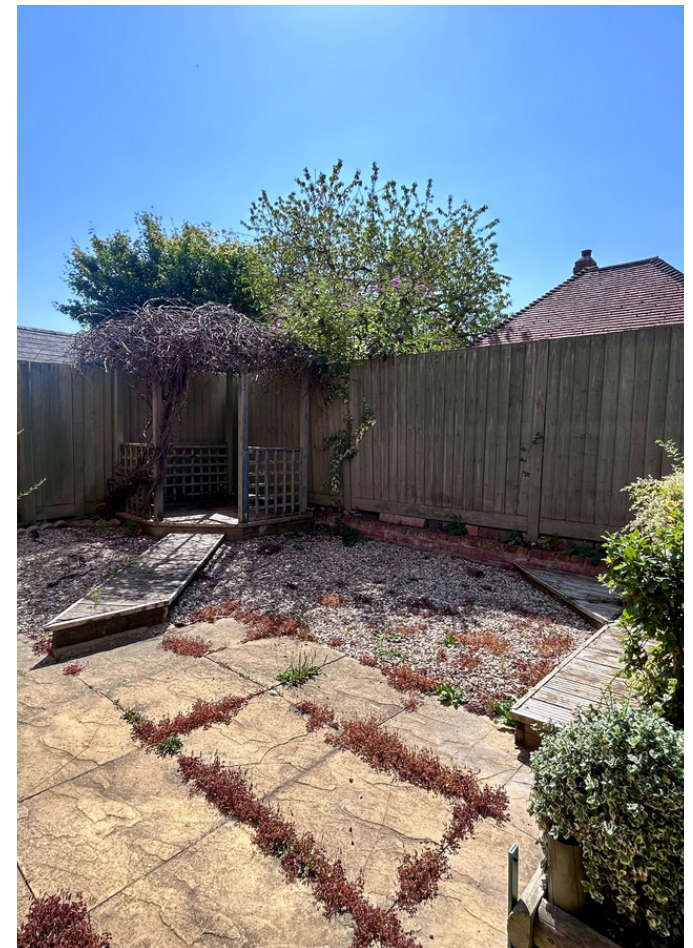


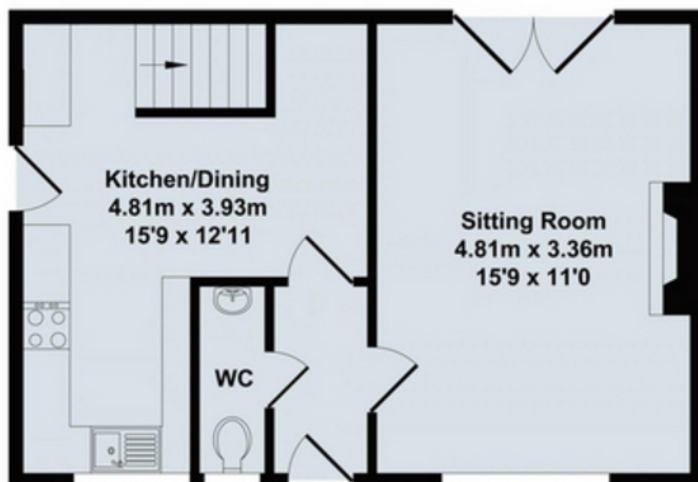
Key Features

- Non-estate three bedroom detached house
- Quiet no-through road location within Conservation Area
- No ongoing chain
- Double glazed windows and gas central heating
- South facing rear garden
- Block pave driveway parking
- EPC Rating: C
- Council Tax Band: C

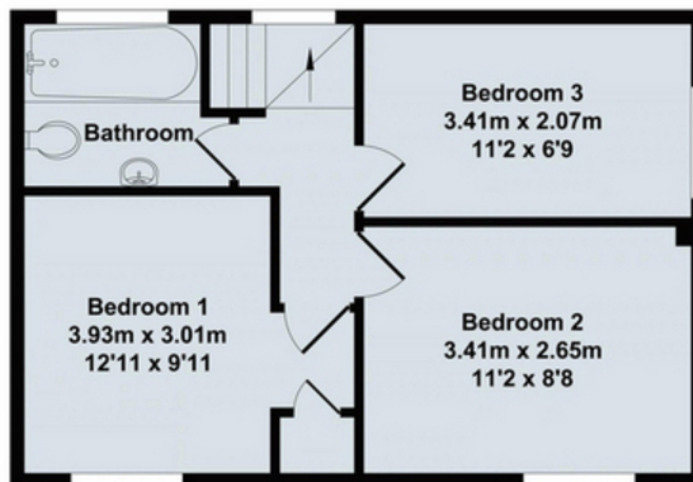
The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington approx. 40 minutes.





Ground Floor
Approx. Floor
Area 34.39 Sq.M.
(370 Sq.Ft.)



1st Floor
Approx. Floor
Area 34.39 Sq.M.
(370 Sq.Ft.)

Garden
10m x 5m
32'10" x 16'5"

Total Approx. Floor Area 68.78 Sq.M. (740 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given

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