

Anning Way, Didcot, OX11 9GR

allen & harris

welcome to

Anning Way, Didcot

Allen & Harris are pleased to welcome this three bedroom, semi-detached property built by Croudace homes to the market. In brief the property comprises entrance hall with stairs to first floor, cloakroom and understairs storage. There is a dual aspect living room with French doors onto the rear garden and a dual aspect kitchen with fitted cupboards, sink and drainer, space for fridge/freezer, built in oven and induction hob, and built in dishwasher and washing machine. To the first floor there are three double bedrooms, an en-suite to the master bedroom and a family bathroom. Outside there ais a front garden laid to lawn with pathway to front door, a carport driveway to the side of the property with EV charger point, and side access into an enclosed rear garden with paved patio seating area with the remainder laid to lawn. Further features include UPVC double glazing and gas radiator central heating. Internal viewings are highly recommended.



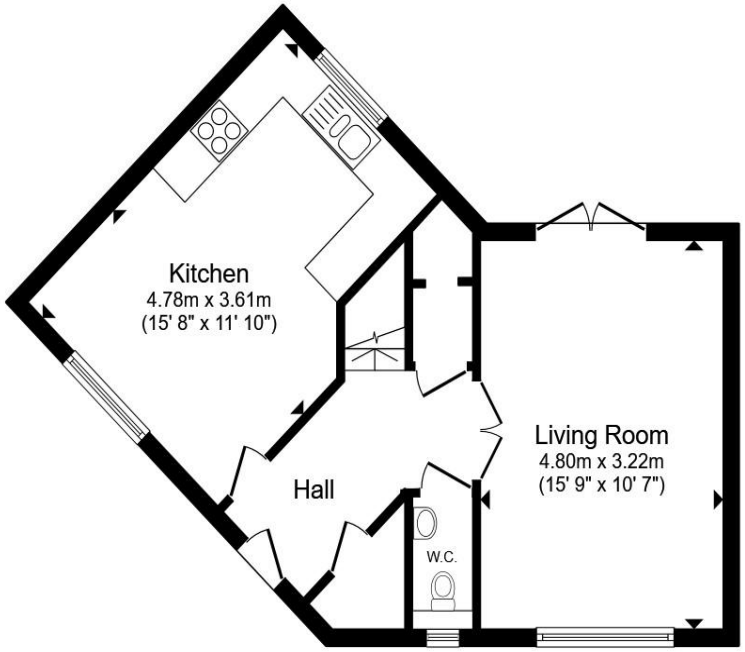




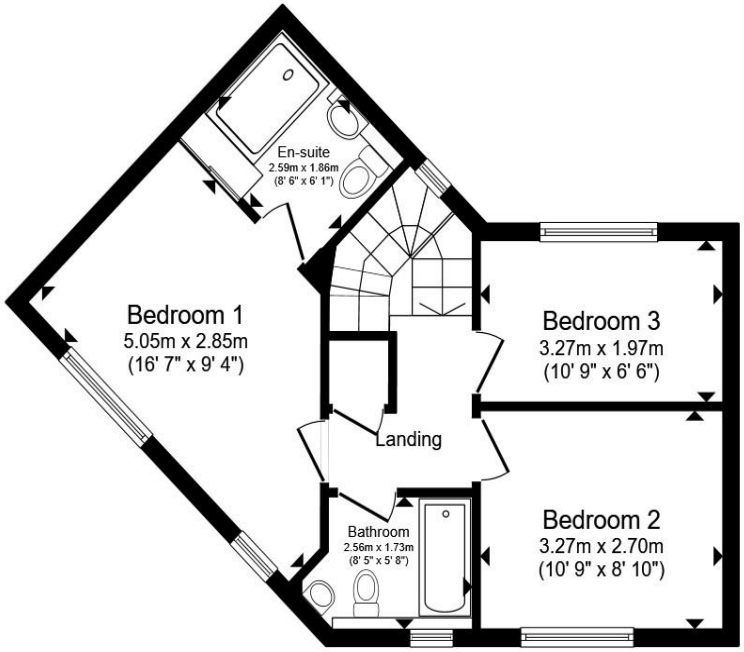








Ground Floor



First Floor

Total floor area 85.2 m² (917 sq.ft.) approx

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.propertybox.io

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Welcome to

Anning Way, Didcot

- Semi Detached Property
- Three Bedrooms
- En-suite to Master Bedroom
- Kitchen Dining Room
- Carport Driveway Parking with EV Charger

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

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

offers over

£400,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/DID107135

The Property Ombudsman

Property Ref:
DID107135 - 0004

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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