

52 Wensum Drive
Didcot, Oxfordshire, OX11 7RJ

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OFFERS OVER £235,000 FREEHOLD

Nestled in the ever popular and well-regarded Ladygrove estate, offered with no onward chain, this immaculately presented one bedroom, semi detached home offers an excellent opportunity for first-time buyers, professionals, or investors seeking a ready to move into property.

Upon entering, you are welcomed into a bright and cosy reception room, which benefits from ample natural light thanks to the double-glazed windows to the front and the side of the room giving it a feel of space. The space is versatile, ideal for relaxing or entertaining guests, and provides a warm and inviting atmosphere with stairs leading up onto the first floor.

The room flows seamlessly into a compact yet functional kitchen area, equipped with essential appliances which will be included in the sale and sufficient storage, making meal preparation straightforward and enjoyable.

The property features one well-proportioned bedroom, offering a peaceful retreat at the end of the day. The room is generously sized, allowing for a double bed and additional furniture such as wardrobes or a desk. A useful storage cupboard is perfect for either clothes storage or useful as an airing cupboard. Adjacent to the bedroom is a modern bathroom, fitted with a shower, wash basin, and WC, finished in neutral tones to suit a variety of tastes.

One of the standout features of this home is the private gardens, a rare find in properties of this size. The garden provides a tranquil outdoor space, perfect for enjoying a morning coffee, gardening, or alfresco dining during the warmer months along with a useful shed. To the side of the property is a gate that then leads to your own private front garden, an additional sunny space to sit and enjoy the evening sun. Both gardens have been beautifully designed and offer low maintenance gardening.



Additional benefits include double glazing throughout, which enhances energy efficiency and sound insulation, and electric storage heaters that provide economical heating during the colder seasons. The property also comes with allocated parking for one vehicle, a valuable convenience in this popular town. This property, over the years has had many improvements and is immaculately presented, and is a real gem.

Didcot itself is a thriving town in Oxfordshire, known for its excellent transport links and a strong sense of community. The town benefits from a mainline railway station with direct services to London Paddington, Oxford, and Reading, making it an ideal location for commuters. Local amenities are plentiful, including supermarkets, independent shops, cafes, and restaurants, ensuring all your daily needs are met within easy reach.

For leisure and recreation, Didcot offers a variety of options. The Orchard Centre is a popular shopping destination with a range of high street stores and eateries. For those who enjoy the outdoors, the nearby Didcot Parkway Nature Reserve and the Millennium Wood provide peaceful green spaces for walking, jogging, or simply unwinding in nature. The town also boasts several sports clubs and leisure facilities, including a swimming pool and fitness centres.





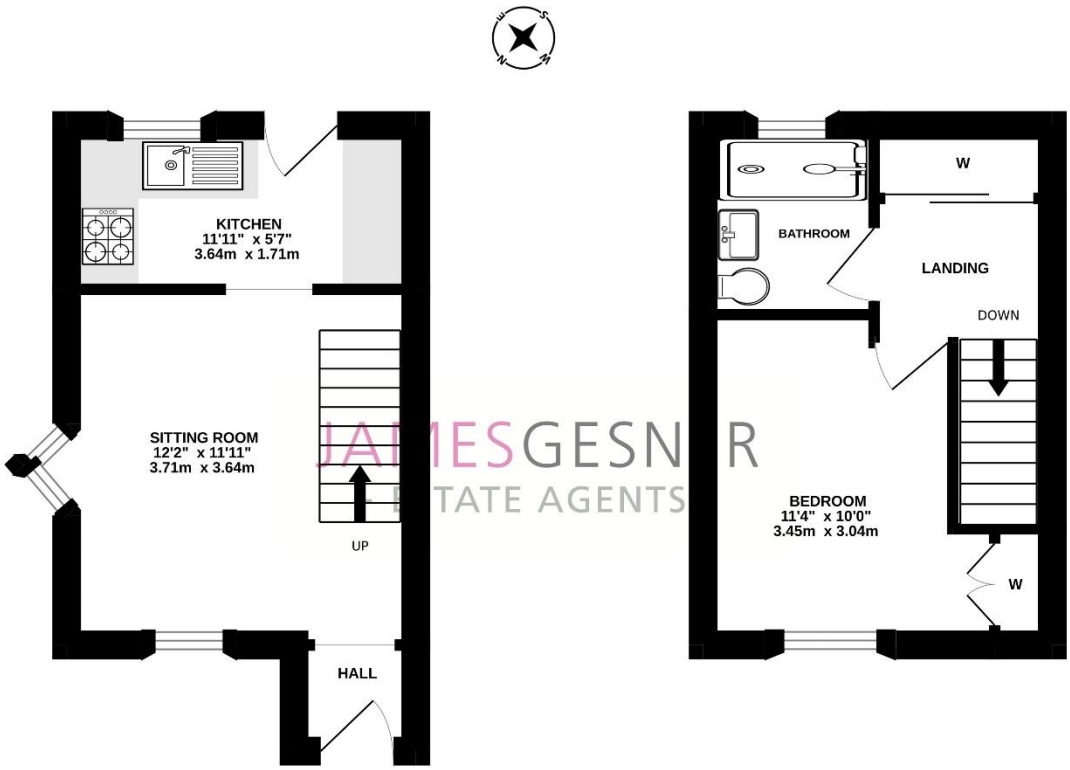






GROUND FLOOR
230 sq.ft. (21.4 sq.m.) approx.

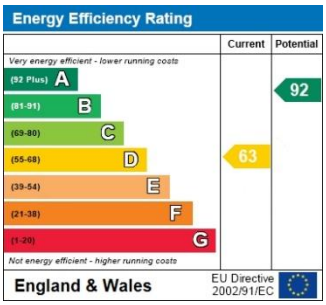
1ST FLOOR
212 sq.ft. (19.7 sq.m.) approx.



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TOTAL FLOOR AREA : 442 sq.ft. (41.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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