



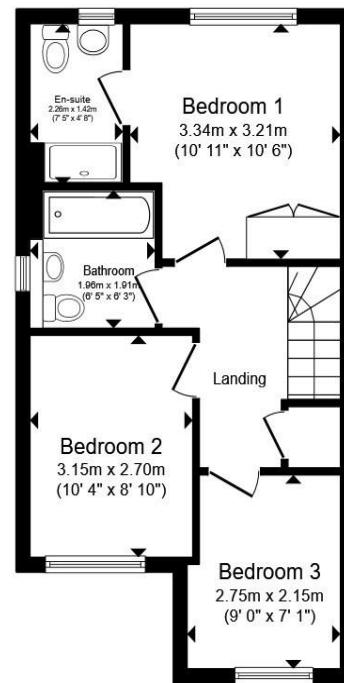
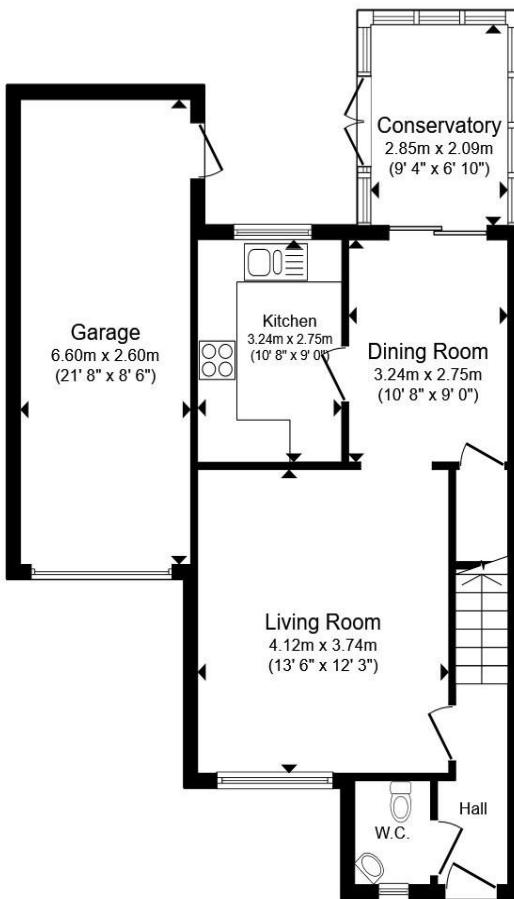
Rawthey Avenue, Didcot, OX11 7XW

Welcome to

Rawthey Avenue, Didcot

Allen & Harris are pleased to offer this semi-detached family home to the market. The property benefits from no onward chain and is located on the popular Ladygrove development in Didcot. In brief the property comprises entrance hall with downstairs cloakroom and stairs leading to the first-floor landing. There is a living room with feature fireplace, double glazed window to front aspect and understairs storage cupboard. This in turn leads to a dining room with patio doors into conservatory and then onto rear garden. There is a fitted kitchen with a range of cupboard, sink unit, plumbing for washing machine, space for fridge freezer, fitted oven and hob and window overlooking the rear garden. To the first floor there are three bedrooms and a family bathroom. To the front of the property there is driveway parking which leads to a garage with up and over door, and personal door to an enclosed rear garden, patio area, remainder laid to lawn and established flower, shrub and tree borders. The property also features gas radiator central heating. Viewings recommended.





Total floor area 103.0 m² (1,109 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

Welcome to Rawthey Avenue, Didcot

- Three Bedrooms
- Semi Detached Property
- Popular Ladygrove Location
- Driveway & Garage
- Established Rear Garden

Tenure: Freehold

EPC Rating: D

Council Tax Band: D

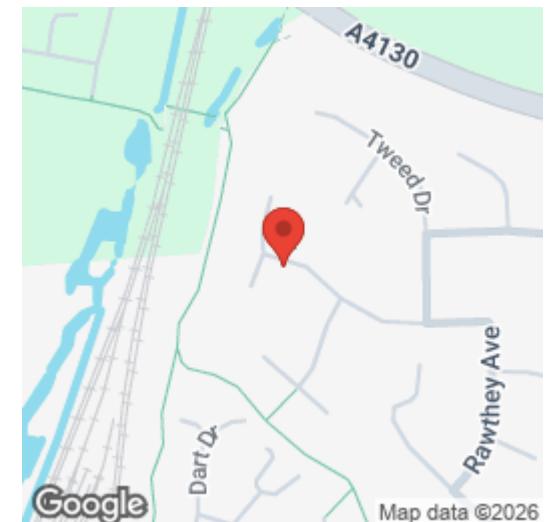
£375,000



view this property online allenandharris.co.uk/Property/DID106867

Location

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. 38 minutes. Central Didcot offers extensive shopping and leisure facilities with the newly renovated Orchard Centre which now offers a wider range of shops, two gyms, restaurants and a Cineworld cinema, as well as Cornerstone, a local Arts and Drama centre and various superstores including Sainsburys and Aldi. Ladygrove and Great Western Park provide a wealth of different property varieties as well as highly regarded primary and secondary schools including Didcot Girls School, St Birinus Boys School and Aureus Secondary School.



Please note the marker reflects the postcode not the actual property



Property Ref:
DID106867 - 0002

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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