



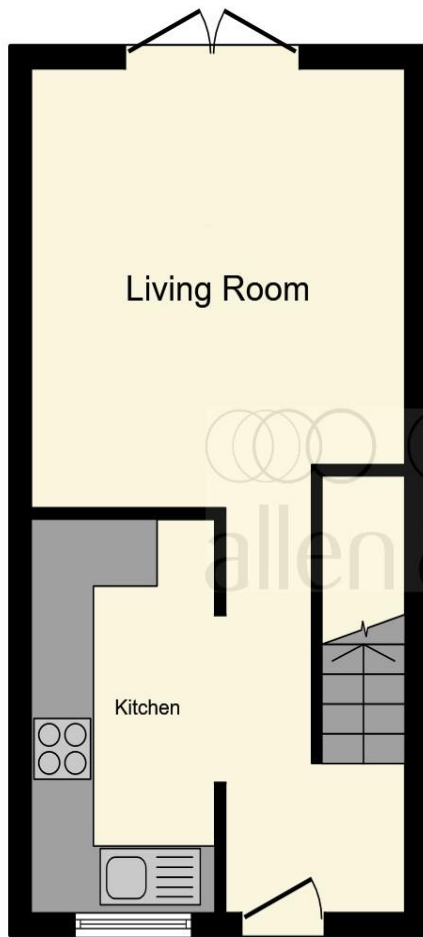
Wensum Drive, Didcot, OX11 7RJ

Welcome to

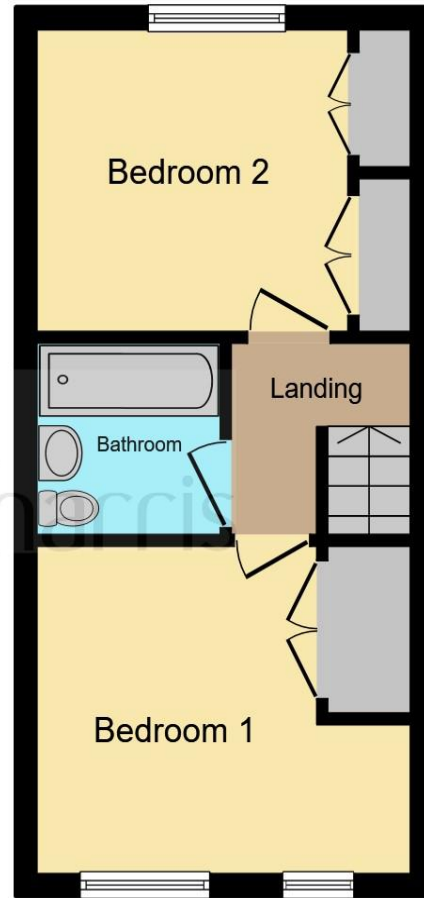
Wensum Drive, Didcot

This two bedroom property comprises entrance hall, modern fitted kitchen, living / dining room with access onto the rear garden. The first floor provides two double bedrooms both with built in wardrobes and a family bathroom. The property has benefitted from improvements from the current owners including new electric heaters, new internal doors, flooring throughout and new UPVC double glazed windows, front door and patio door to the garden. To the front of the property there is off road parking for two cars and to the rear is an enclosed rear garden with patio area, artificial grass and gated rear access.





Ground Floor



First Floor

Entrance Hall

Kitchen

11' 6" x 5' 9" (3.51m x 1.75m)

Living / Dining Room

13' 1" x 11' 9" (3.99m x 3.58m)

Bedroom One

9' 10" x 8' 10" (3.00m x 2.69m)

Bedroom Two

11' 10" x 9' 2" (3.61m x 2.79m)

Bathroom

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

Wensum Drive, Didcot

- Two Double Bedrooms
- Allocated Off Street Parking
- Living Dining Room
- Kitchen
- UPVC Double Glazed

Tenure: Freehold

EPC Rating: D

Council Tax Band: C

£280,000

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, Saint Birinus Boys School and Aureus Secondary School.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/DID106931



Property Ref:

DID106931 - 0003

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



01235 812333



didcot@allenandharris.co.uk



135 Broadway, DIDCOT, Oxfordshire, OX11 8RQ



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