



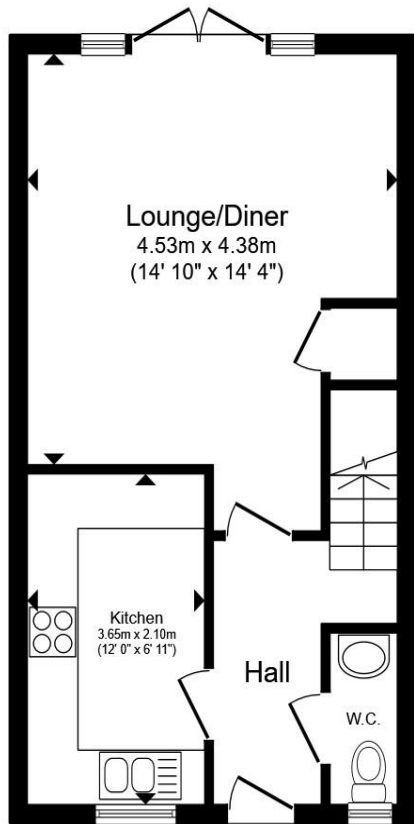
**Sir Frank Williams Avenue, Didcot, OX11 6DR**

## Welcome to

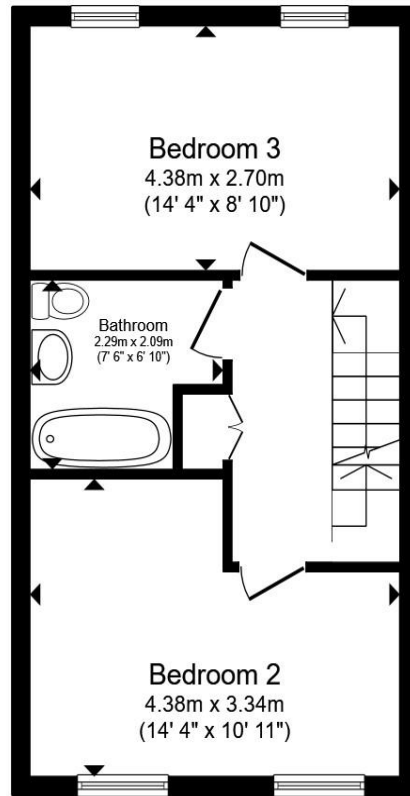
### Sir Frank Williams Avenue, Didcot

Allen and Harris are very pleased to welcome to market this three-bedroom family home arranged over three floors which has been well maintained and features a stylish re-fitted kitchen. In brief the property comprises entrance hall with stairs to first floor, cloakroom, re-fitted kitchen and a living dining room with access onto the rear garden. To the first floor there are two double bedrooms and a family bathroom, whilst on the top floor there is a master bedroom with en-suite shower room and access to the boarded loft. Outside there is an enclosed rear garden with a patio and lawned area, pathway leading to the rear access gate providing access to the garage and driveway, and a further secluded decked seating area to the side of the house. Further features include gas radiator central heating and UVPC double glazing. Internal viewings are highly recommended.

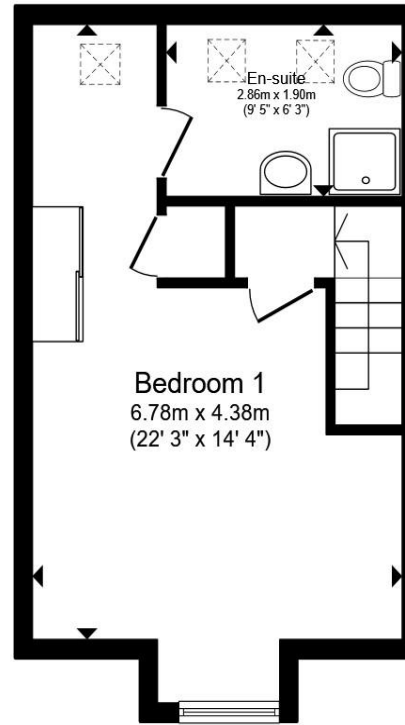




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 103.2 m<sup>2</sup> (1,111 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](http://www.propertybox.io)

## Welcome to

### Sir Frank Williams Avenue, Didcot

- Three Bedrooms
- Off-Road Parking & Garage
- Re-fitted Kitchen
- En-suite to Master Bedroom
- Arranged Over Three Floors

Tenure: Freehold

EPC Rating: C

Council Tax Band: C

# £395,000



**view this property online** [allenandharris.co.uk/Property/DID107033](https://allenandharris.co.uk/Property/DID107033)

Please note the marker reflects the postcode not the actual property



Property Ref:

DID107033 - 0005

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



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