



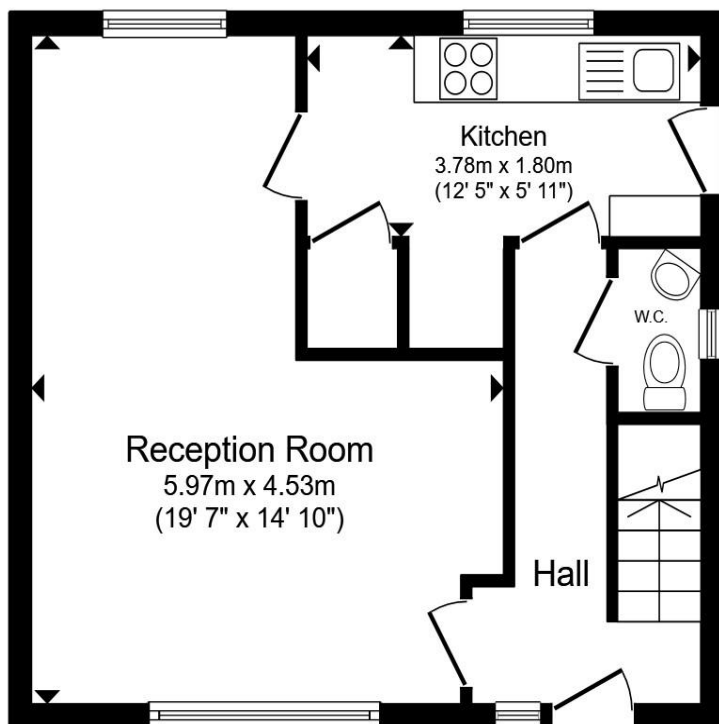
Talo Baker Street, Aston Tirrold, Didcot OX11 9DD

Welcome to

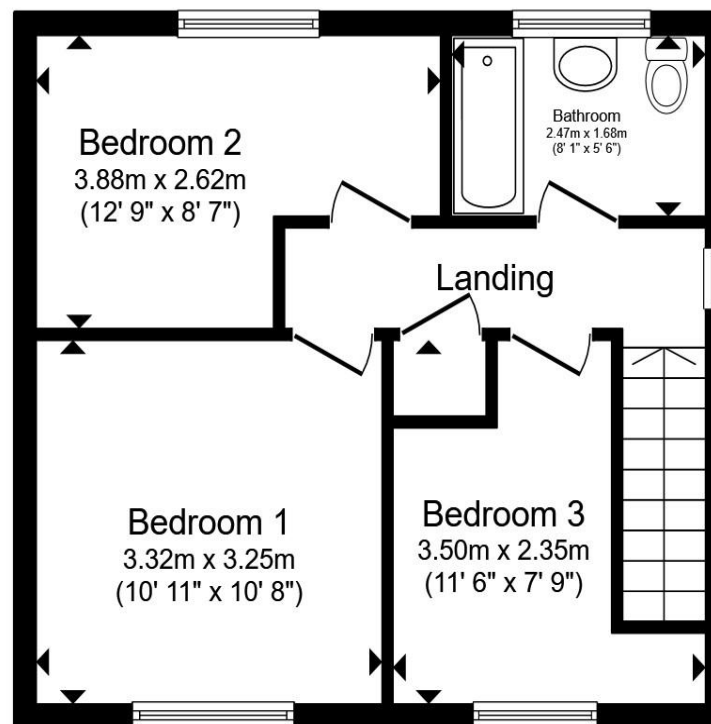
Talo Baker Street, Aston Tirrold, Didcot

This attractive semi detached family home is situated in the peaceful village of Aston Tirrold and is offered in excellent order throughout with huge potential to extend and create a substantial family (stp). The property consists of an large entrance hall, lounge opening to a dining area, modern fitted kitchen, cloakroom and plenty of built in storage cupboards. To the first floor are three good sized bedrooms and a modern bathroom. Outside to the front is a driveway with parking for two vehicle and a front lawned garden, to the rear is an impressive 80ft enclosed garden with a storage shed.





Ground Floor



First Floor

Total floor area 76.6 m² (825 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



Entrance Hall

Lounge

14' 10" narrowing to 13' 6" x 10' 7" (4.52m narrowing to 4.11m x 3.23m)

Dining Area

9' x 8' 4" (2.74m x 2.54m)

Kitchen

12' 5" x 5' 11" (3.78m x 1.80m)

Downstairs W.C

Bedroom 1

10' 11" x 10' 8" (3.33m x 3.25m)

Bedroom 2

12' 9" x 8' 7" (3.89m x 2.62m)

Bedroom 3

11' 6" x 7' 9" (3.51m x 2.36m)

Landing

Bathroom

8' 1" x 5' 6" (2.46m x 1.68m)

Kitchen

12' 5" x 5' 11" (3.78m x 1.80m)

Welcome to

Talo Baker Street, Aston Tirrold, Didcot

- Three bedroom semi-detached home in sought after village
- Potential to improve and extend (stp)
- Modern fitted kitchen
- Impressive 80ft rear garden with storage shed
- Driveway parking for two cars

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

offers in excess of
£435,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/WLF105113



Property Ref:
WLF105113 - 0013

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **allen & harris**



01491 835135



wallingford@allenandharris.co.uk



6 St. Marys Street, WALLINGFORD, Oxfordshire,
OX10 0EL



allenandharris.co.uk