



**Icknield Close, Didcot, OX11 7AU**

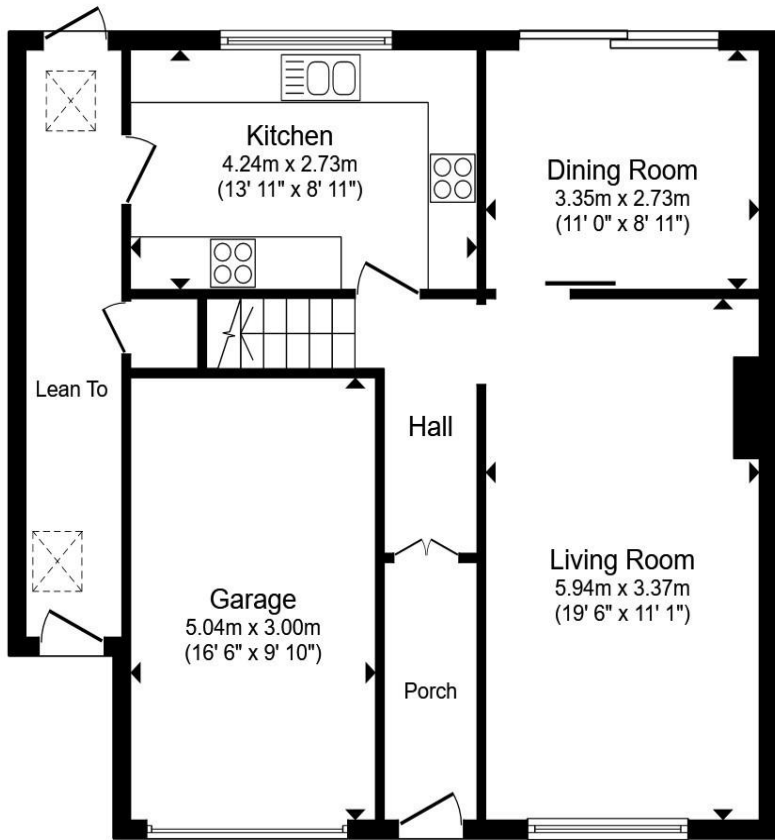
## Welcome to

### Icknield Close, Didcot

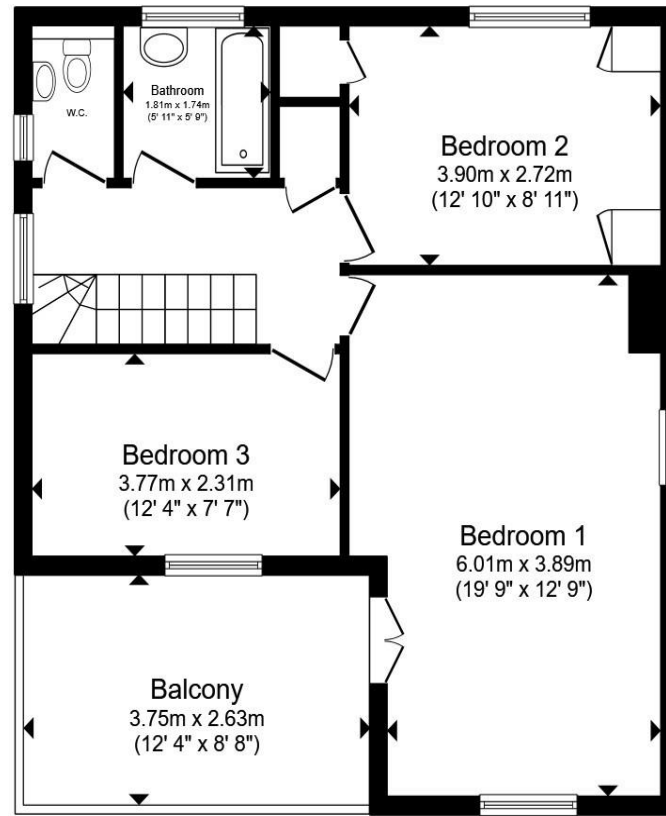
Allen and Harris are pleased to welcome this detached property offered for sale with no onward chain. The property is in need of updating throughout and offers family accommodation consisting of entrance hall with stairs to first floor, a large living room with sliding door to a separate dining room with patio doors onto the rear garden. The kitchen is fitted with a range of units, stainless steel sink and drainer, fitted electric hob and space for further cooker, plumbing for washing machine and dishwasher and space for fridge freezer. From the kitchen is a side lobby running from the front to the back of the house with doors to both front and rear, power and light. To the first floor there is a spacious landing with airing cupboard, three double bedrooms with door to a balcony from the master bedroom and a separate WC and family bathroom. Outside there is driveway parking to front leading to a garage with up and over door. Side access leads to the rear garden with a covered hardstanding, remainder laid to lawn with established tree and shrub borders. Internal viewings are highly recommended.

**Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.**





**Ground Floor**



**First Floor**

Total floor area 131.6 m<sup>2</sup> (1,417 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

## Icknield Close, Didcot

- Detached Property
- Three Double Bedrooms
- Two Separate Reception Rooms
- Driveway & Garage
- No Onward Chain

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

**£450,000**



## 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/DID106751](https://allenandharris.co.uk/Property/DID106751)



Property Ref:  
DID106751 - 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.

 allen & harris



**01235 812333**



[didcot@allenandharris.co.uk](mailto:didcot@allenandharris.co.uk)



135 Broadway, DIDCOT, Oxfordshire, OX11 8RQ



[allenandharris.co.uk](https://allenandharris.co.uk)