



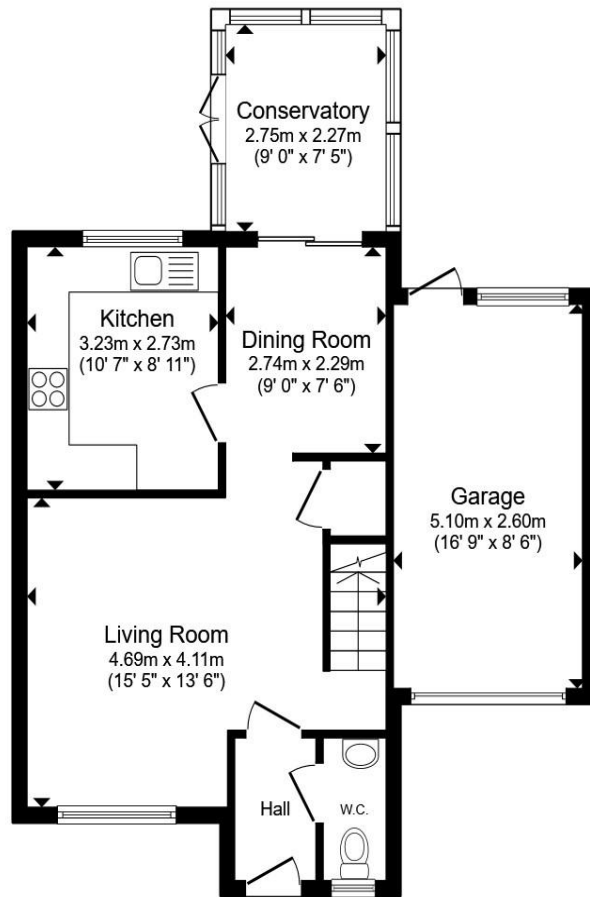
**Blackwater Way, Didcot OX11 7RL**

**Welcome to**

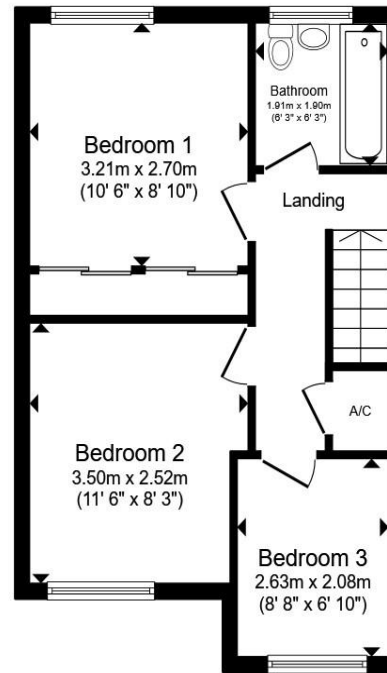
## **Blackwater Way, Didcot**

Allen & Harris are pleased to offer this semi detached family home located on the desirable Ladygrove development within Didcot. In brief the property comprises entrance hall, downstairs cloakroom, a spacious living room with stairs leading to first floor and opening into a dining room. The kitchen has been refitted by the present owners with a range of fitted cupboards, fitted oven and hob, plumbing for dishwasher and space for fridge freezer. There is a UPVC conservatory leading onto an enclosed good size rear garden which is mainly laid to lawn and a personal door giving access. To the first floor there are three bedrooms and a family bathroom. Outside there is a driveway parking to the side leading to a garage with up and over door. Further features include UPVC double glazing and gas radiator central heating. Viewings advised.





**Ground Floor**



**First Floor**

Total floor area 101.4 m<sup>2</sup> (1,092 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

## Blackwater Way, Didcot

- Semi Detached Property
- Three Bedrooms
- Driveway & Garage
- Re-fitted Kitchen
- Rear Garden

Tenure: Freehold

EPC Rating: C

Council Tax Band: C

# £390,000

## 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.



**view this property online** [allenandharris.co.uk/Property/DID106890](https://allenandharris.co.uk/Property/DID106890)



Property Ref:

DID106890 - 0003

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Please note the marker reflects the postcode not the actual property