



**Edwin Road, Didcot OX11 8LD**

**welcome to**

## **Edwin Road, Didcot**

Allen and Harris is pleased to welcome to the market Edwin Road. Offered with NO ONWARD CHAIN this five bedroom semi detached home provides a lounge, dining room, kitchen and utility room. Upstairs provides five bedrooms one with an ensuite and a family bathroom. The rear of this property is mostly laid to lawn with a patio area, mature shrubs and borders and side access. To the front a block paved driveway for three cars, this is also complimented by established shrubs and borders to both sides.

The sale of this property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.





**Ground Floor**



**First Floor**

## Entrance Hall

## Downstairs Wc

## Lounge

14' 10" x 10' 2" ( 4.52m x 3.10m )

## Dining Room

8' 11" x 9' 11" ( 2.72m x 3.02m )

## Kitchen

12' 6" x 7' 3" max ( 3.81m x 2.21m max )

## Utility Room

11' 10" x 8' 5" into door recess ( 3.61m x 2.57m into door recess )

## Bedroom One

13' 5" x 10' 4" max ( 4.09m x 3.15m max )

## Bedroom Two

11' 2" x 10' 2" ( 3.40m x 3.10m )

## Bedroom Three

12' 6" x 8' 9" ( 3.81m x 2.67m )

## En-Suite

## Bedroom Four

9' 9" x 8' 8" ( 2.97m x 2.64m )

## Study

7' 11" max x 7' 1" ( 2.41m max x 2.16m )

## 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](http://www.focalagent.com)

## welcome to Edwin Road, Didcot

- Driveway parking
- Garage
- Rear garden
- Popular residential road
- Semi detached

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

# £450,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/DID106532](https://allenandharris.co.uk/Property/DID106532)



Property Ref:  
DID106532 - 0007

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.

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