



13 Wantage Road
Didcot, Oxfordshire, OX11 0BS



JAMESGESNER
- ESTATE AGENTS -



**13 Wantage Road
Didcot
Oxfordshire
OX11 0BS**

£375,000 FREEHOLD



This spacious three bedroom 1930's semi is nicely presented throughout and offered for sale with ample parking and a generous south facing rear garden with home office. Located to the west of the town and within close proximity to St. Edmunds Park and the secondary schools.

Accommodation comprises; entrance porch, entrance hall, dining room with bay window and open fire, lounge with wood burning stove, conservatory with under floor heating, modern kitchen, cloakroom, three bedrooms and a family bathroom. There is a gravel driveway to the front and side providing parking for up to 4 cars. The rear garden measures in excess of 100 feet with predominantly southerly facing aspect. There is a lawn and patio area leading to a vegetable patch at the rear with mature trees and shrubs.



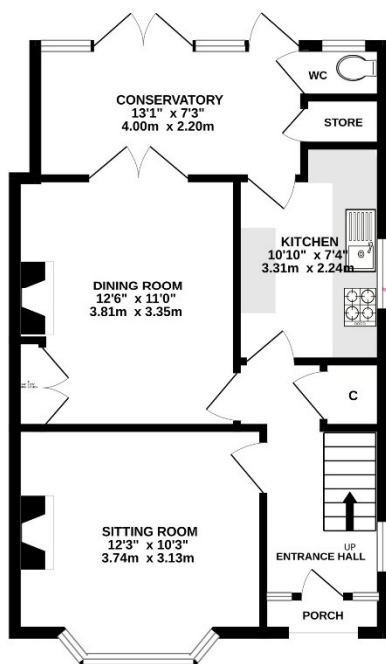
Within the garden you will find a garden office and bike store. The office has light and power and an Internet connection making the ideal for anyone wishing to work from home. Full gas central heating, uPVC double glazing and an electric car charging point.



Didcot is the principal town of South Oxfordshire with a population just below 30,000. There have been many changes in recent years to the town centre with the addition of the 'Orchard Shopping Centre' providing Didcot with a variety of shops, theatre & arts centre and a multiplex cinema with parking for over 500 cars. There are two single sex secondary schools, St Birinus and Didcot Girls School and six Primary schools in the town. With excellent links to the motorway and the nearby A34. Didcot Parkway station (undergoing a program of major redevelopment) offers excellent train links to Swindon, Bristol, Cardiff and London Paddington in c 45 mins.



GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.

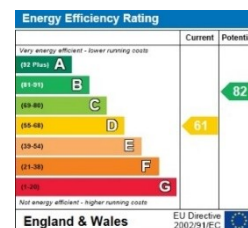


1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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