

31 Fairacres Road
Didcot, Oxfordshire, OX11 8QG

JAMESGESNER
- ESTATE AGENTS -







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Didcot
Oxfordshire
OX11 8QG

GUIDE £375,000 FREEHOLD

Situated in the ever-popular town of old Didcot, this three bedroom, semi detached property, in need of some minor modernisation, is conveniently located within close proximity to the centre of the town, schools and local amenities and is offered with no onward chain.

Upon entering, you are welcomed into a hall with stairs leading up to the first floor. Off the hall, the larger than average kitchen offers a newly fitted units, ample work top space with a gas cooker, a modern ceramic sink and space for appliances. The space benefits from ample natural light thanks to double-glazed windows and the door leading out onto the lobby that houses a store room and a WC.

Further down the hall is a lounge that offers a feature fire and patio doors leading out onto the decked area of the garden with a lean to.

Upstairs comprises of three bedrooms, the master bedroom with built in wardrobes and double-glazed windows looking over the extensive rear garden. The second bedroom, a double, has two storage cupboards, and the third bedroom is suitable as a nursery, home office or single bedroom. Adjacent to the bedrooms is a modern bathroom with a walk-in shower, complete with contemporary fixtures and a clean, fresh design.

One of the standout features of this home is the private garden, which offers potential for development to the rear of the property and has a great degree of privacy. A double rear gate offers potential parking spaces if required for further off street parking.

The garden, currently overgrown, offers huge potential for landscaping, parking and extending the property if required.

Parking is made easy with a designated space for one vehicle close to the front of the property and parking in the garage is a valuable asset in this popular area. Additional benefits include gas central heating and uPvc windows throughout.



Didcot is the principal town of South Oxfordshire with a population just below 25,000. 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. Within close proximity to the house, you will find a Health Centre, Swimming Pool, Gym and a St Edmonds Park.

There are many substantial employers and industries in the area such as Harwell International Centre, National Power and a variety of businesses at Milton Park on the outskirts of the town. Nearby in Chilton, Rutherford Appleton Laboratory, The National Radiological Protection Board and Medical Research Council provide employment in the local community. Didcot parkway station less than 1 mile away providing direct access to London Paddington c. 45 minutes. Reading c 20 mins and Oxford c. 17 mins.



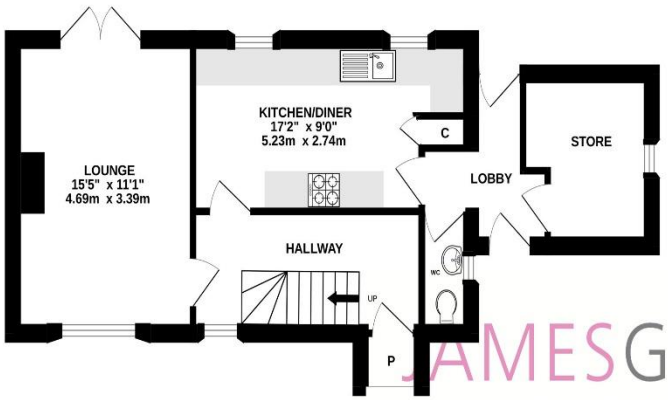




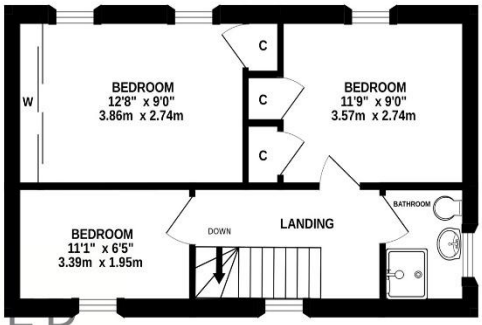




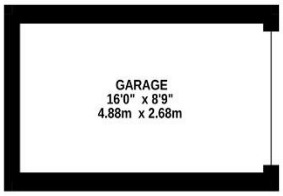
GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1117 sq.ft. (103.8 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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