



sales | lettings | new homes | conveyancing | mortgages

34 MARJORAM WAY, DIDCOT, OXFORDSHIRE, OX11 6HJ



- Link detached double fronted home
- Three well-proportion bedrooms
- Fabulous open plan kitchen/dinner
- Light & airy living room, cloakroom
- Part garage conversion/home office
- South west facing rear garden

Offers in excess of £430,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE ABINGDON BRANCH ON 01235 526907



davistate.com

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.



PROPERTY DESCRIPTION

Situated in the popular Great Western Park is this double fronted, three-bedroom link detached family home with a south west garden. Built by Taylor Wimpey in 2018, this property has approximately five years NHBC. The property benefits from a garage conversion providing office space. EPC Rating B

LOCAL INFORMATION

Didcot sits in an enviable location with superb road and rail links. It has a wealth of shops, restaurants, cafes, sport, fitness, leisure and art facilities. There are a number of excellent schools at both primary and secondary level including three with an Ofsted Outstanding rating. Famous walks and landmarks including the mysterious White Horse Hill and the iconic Wittenham Clumps are also on your doorstep. The town is close to the A34 which leads to the beautiful, historic city of Oxford and in turn the M40 to the North and Newbury and the M4 in the South. There is a mainline train station with direct services to London Paddington (approximately 40 minutes) as well as Reading and Oxford. Didcot is a great place to shop and socialise. This follows a 50-million-pound investment in the Orchard Centre which is now home to popular brands such as Costa, Starbucks, Nandos, H&M, River Island, TK Maxx and M&S. The town centre also has a cinema, Sainsbury's and purpose-built arts and entertainment centre which hosts a range of shows, exhibitions and dance classes. Great Western Park is one of the newest housing developments in Didcot. It has a brilliant range of facilities including a Primary and Secondary school, supermarket, Costa, pub / restaurant and impressive sports and recreation area called Boundary Park. It is very close to the A34 and there is also a shuttle bus service to Didcot train station and the town centre.

ACCOMMODATION



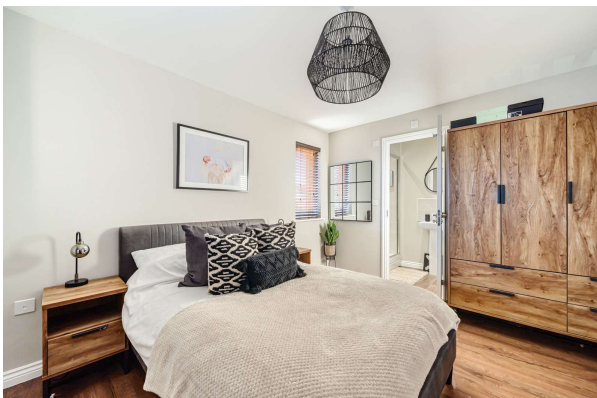
The accommodation comprises of an entrance hall that includes a storage cupboard and a downstairs WC. To the left is a spacious, triple aspect kitchen diner, equipped with integrated appliances. The living area is light and airy and has patio doors that lead out to a good-sized garden with plenty of entertainment space. On the first floor there is the main bedroom benefitting from an en-suite. There are two other bedrooms, one of which is a double and a family bathroom.

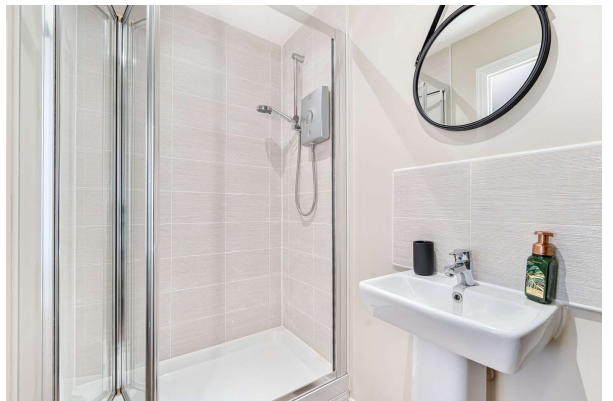
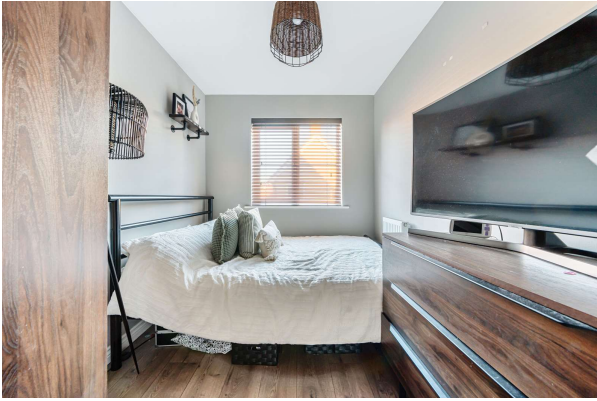
OUTSIDE SPACE

To the rear of the property is a low maintenance, artificial lawn and decking space ideal for seating. The garage has been part converted and is currently used as a home office. This space could also be used as an entertainment room, game room, or even a bedroom. There is also driveway parking in front of the garage.

LOCAL AUTHORITY and SERVICES

Mains gas, electric and drainage. Council tax band D





CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

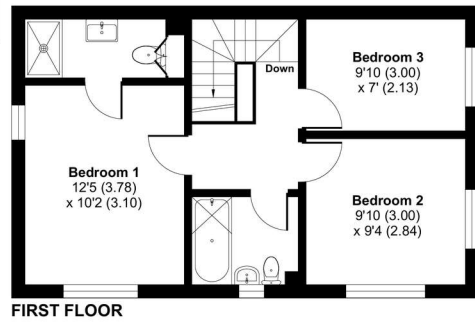
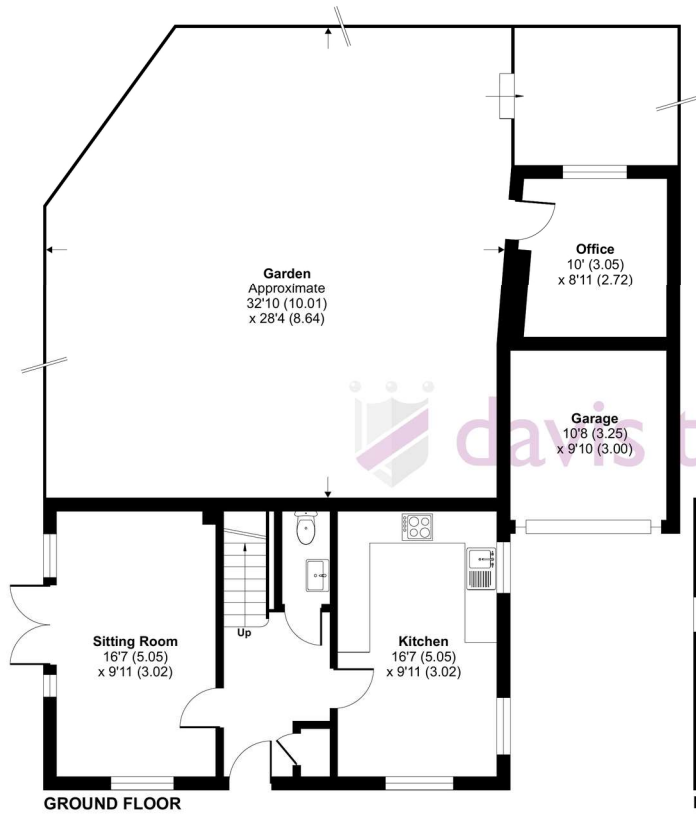
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.



Approximate Area = 922 sq ft / 85.6 sq m
 Garage = 105 sq ft / 9.7 sq m
 Outbuilding = 94 sq ft / 8.7 sq m
 Total = 1121 sq ft / 104 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Davis Tate. REF: 1076725