



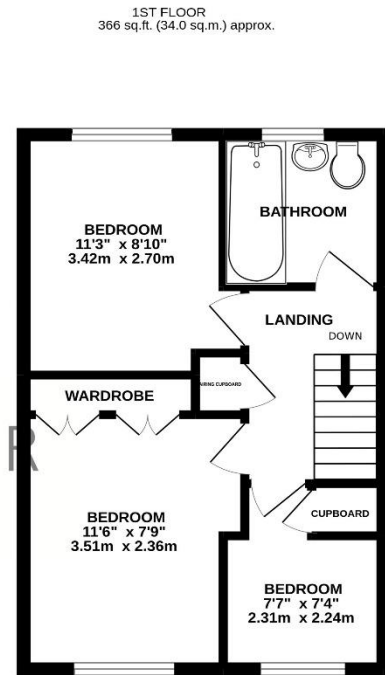
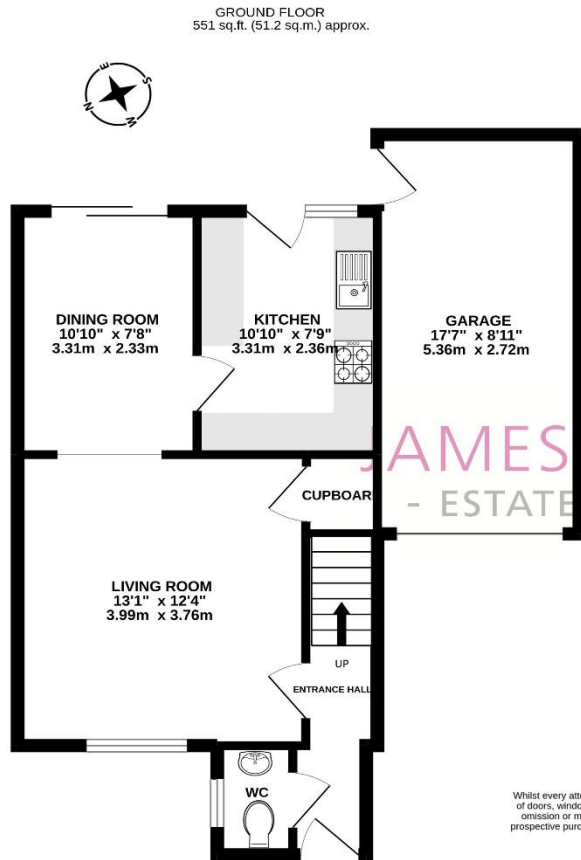
Arndale Beck, Didcot, Oxfordshire
OIEO £350,000 FREEHOLD

JAMESGESNER
- ESTATE AGENTS -

A beautifully presented three bedroom semi detached property situated in a cul de sac location, close to Didcot town centre and Didcot Parkway train station. The accommodation comprises of entrance hall, cloakroom, living room, dining room, and modern fitted kitchen. On the first floor there are three bedrooms and a family bathroom. To the rear of the property there is an enclosed south east facing garden which mainly laid to lawn as well as a patio area and courtesy door to the single garage. Further benefits include gas central heating, uPVC double glazing and driveway parking for two cars.



43 Arndale Beck, Didcot, Oxfordshire, OX11 7SU



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TOTAL FLOOR AREA: 918 sq.ft. (85.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(35-54)	E		
(21-34)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



James Gesner Estate Agents
72 Broadway Didcot, Oxon OX11 8AE
info@jamesgesner.co.uk

t: 01235 519888
t: 01491 522222

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