



Edwin Road, Didcot, Oxfordshire
OIEO £350,000 FREEHOLD

JAMESGESNER
- ESTATE AGENTS -

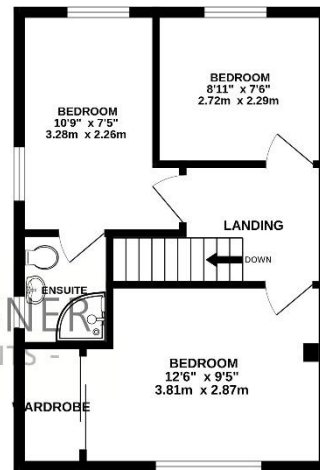
This three-bedroom extended semi-detached family house is situated on a corner plot on this sought after road situated within this popular residential area of Didcot. Offered for sale with no onward chain, driveway parking at the rear and wrap around gardens. Accommodation comprises; entrance hall, lounge, dining room, kitchen, utility area, three bedrooms, ground floor bathroom and an ensuite to bedroom two. Located to the south of the town and near Northbourne Primary school, the Wave Leisure Centre and St Birinus boy's secondary school. Gas central heating and double glazing throughout.



33 Edwin Road, Didcot, Oxfordshire, OX11 8LQ

GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.

1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		65
(81-90) B		
(69-80) C		
(55-68) D		
(43-54) E		
(29-42) F	62	62
(15-28) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA: 961 sq.ft. (89.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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