



Venners Water, Didcot, Oxfordshire
£180,000 SHARED FREEHOLD

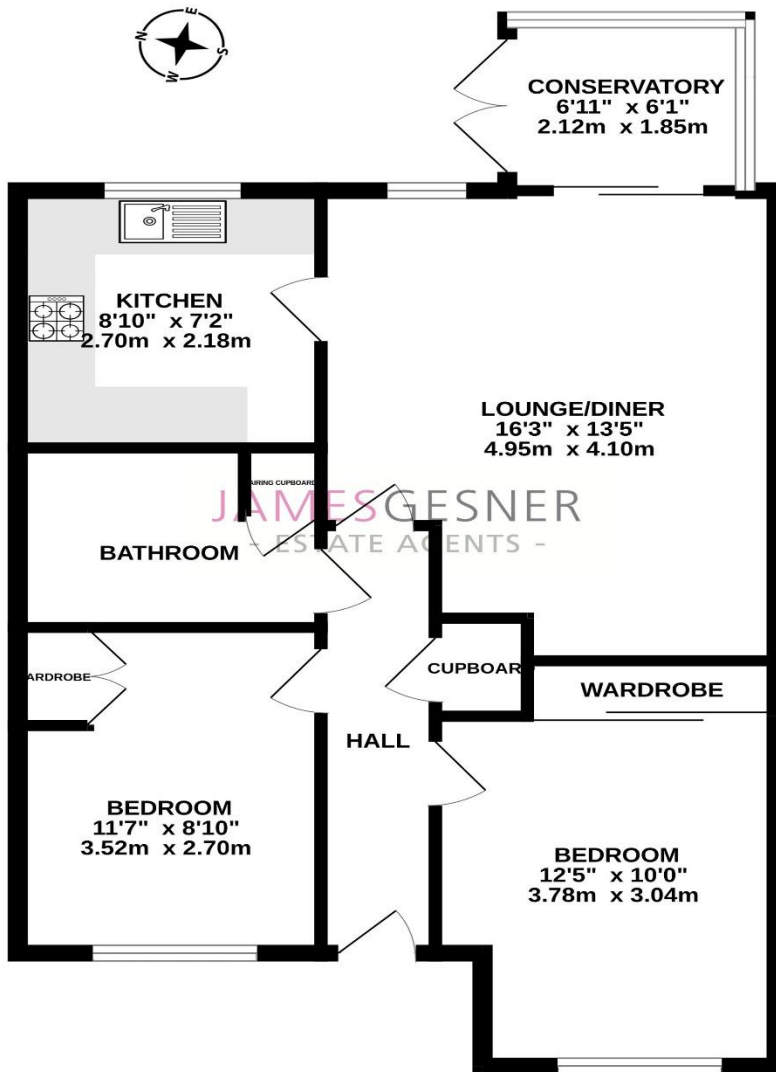
JAMESGESNER
- ESTATE AGENTS -

Rarely available, is this two double bedroom semi detached bungalow situated within this cul-de-sac on the sought after Ladygrove Estate offered for sale on a 80% shared ownership with Home Group. Accommodation comprises of an entrance hallway, two double bedrooms, re-fitted shower room, lounge/dining room, modern kitchen and a conservatory. There are front and rear gardens, electric storage heaters and uPVC double glazing though out. The remaining term of the Lease is 99 years from 17 June 1994 but this can be extended during the conveyancing process.



11 Venners Water, Didcot, Oxfordshire, OX11 7PT

GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		89
(69-80)	C		
(56-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 676 sq.ft. (62.8 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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