



32 Sutherland Beck
Didcot, Oxfordshire, OX11 7FF



JAMESGESNER
- ESTATE AGENTS -



**32 Sutherland Beck
Didcot
Oxfordshire
OX11 7FF**

GUIDE £289,950 FREEHOLD



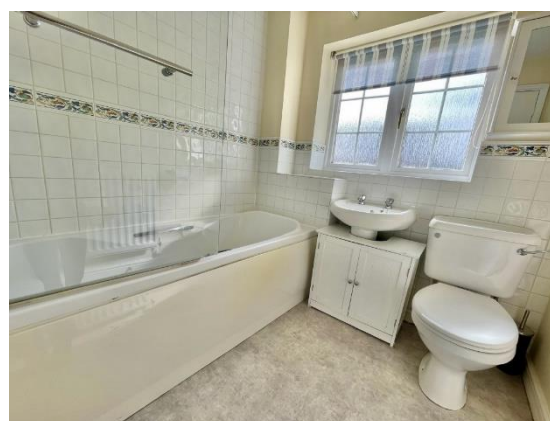
A well-presented two double bedroom home situated at the end of a cul-de-sac on the ever popular Ladygrove development, less than a mile from the train station and town centre. This property is offered for sale with no onward chain.

Built by Bryant homes with spacious accommodation comprising; entrance hall, cloakroom, sitting room, kitchen/dining room, two double bedrooms, family bathroom, gas central heating, uPVC double glazing, south-facing rear garden and allocated parking for two cars to the front of the house.

Sutherland Beck is a popular cul-de-sac located on the Ladygrove development, to the north of Didcot town centre. The property is within walking distance of Didcot Parkway railway station, which provides good commuter access to London Paddington, Reading and Oxford.

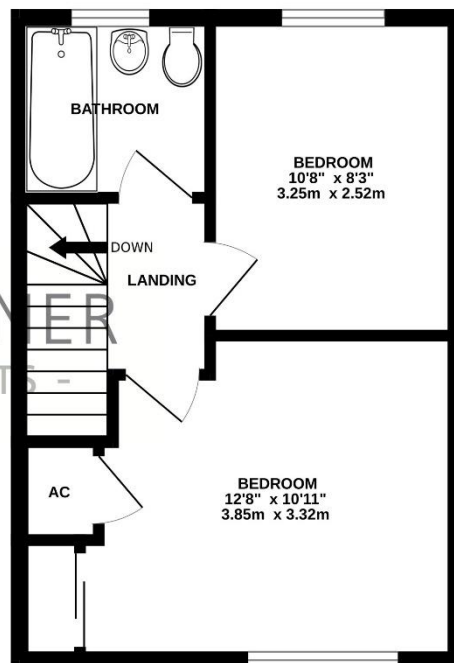
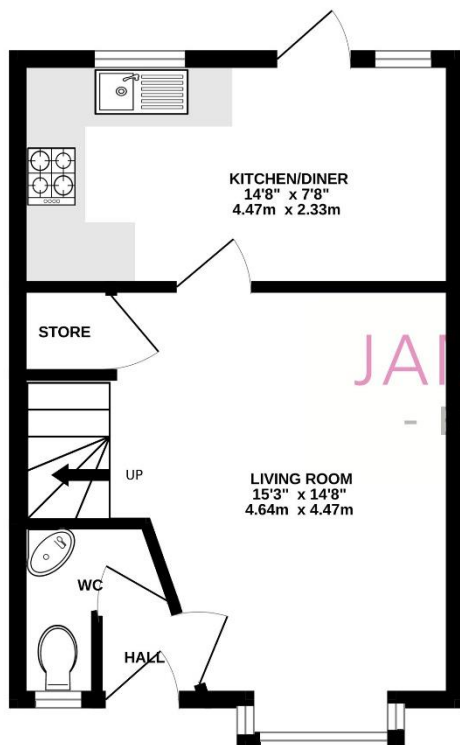


Within the development there are two primary schools, the Oak Tree Health Centre, Willowbrook Gym, a Nursery, a Public House and a small selection of shops including a pharmacy and a Co-Op general store. The development also benefits from a children's play area, tennis courts, two lakes and a skate park.



GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.

1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 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 Plus)	A		
(81-91)	B		88
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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