



3 Doe Lea
Didcot, Oxfordshire, OX11 7YQ



JAMESGESNER
- ESTATE AGENTS -



**3 Doe Lea
Didcot
Oxfordshire
OX11 7YQ**

OIEO £350,000 FREEHOLD



An attractive three-bedroom, two bathroom semi detached family home situated at the end of this popular cul-de-sac location on the Ladygrove Development close to Didcot Parkway train station. Offered for sale with no onward chain.



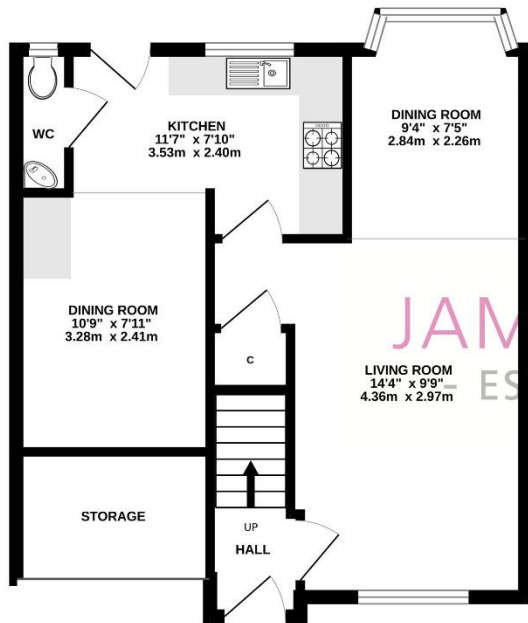
This well-presented home comprises entrance hall, 22' lounge/dining room, re-fitted kitchen/breakfast room, cloakroom, three double bedrooms, the master with en-suite shower room and a family bathroom. To the front of the property there is driveway parking and a storage room (formally the garage which has been part converted). To the rear there is a good size garden with patio, lawn, and side access. The property is ideally situated for access to Didcot Parkway train station and other benefits include uPVC double glazed windows and gas central heating



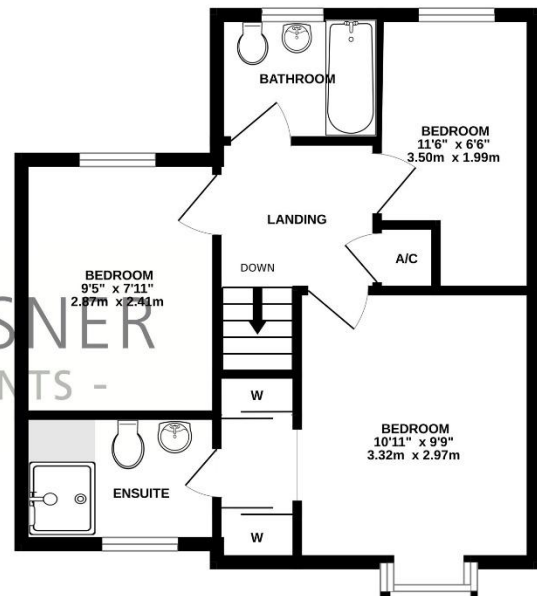
The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that opened in 2005, named the Orchard Centre, with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south and there is also an excellent mainline train service into London Paddington, approx. 40 minutes.



GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	69	
(35-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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James Gesner Estate Agents
72 Broadway Didcot, Oxon OX11 8AE

t: 01235 519888

t: 01491 522222

www.jamesgesner.co.uk info@jamesgesner.co.uk