



32 Sovereign Close  
Didcot, Oxfordshire, OX11 8TR



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OX11 8TR**

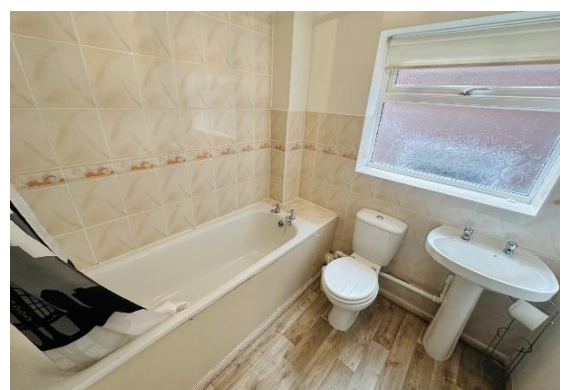
**OIEO £325,000 FREEHOLD**



A three/four bedroom semi detached family home situated within this quiet residential area of Didcot and offered for sale with a garage in a block and no onward chain.

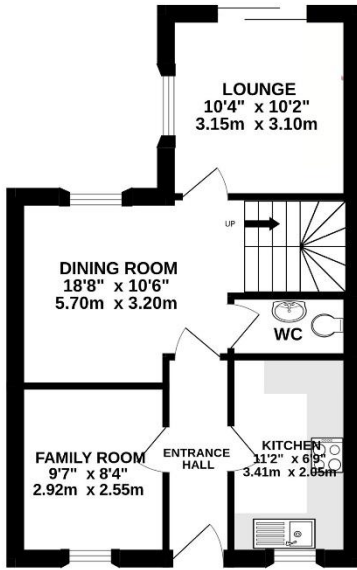
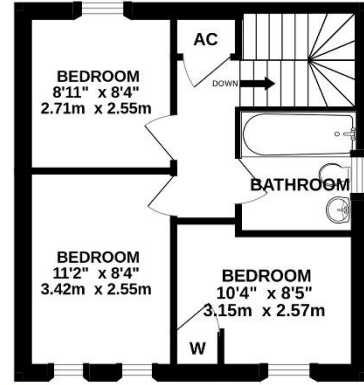
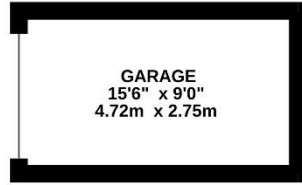
Accommodation comprises; entrance hallway, kitchen with white goods, dining room, lounge with doors to the rear garden, family room/bedroom 4, three bedrooms and a family bathroom. Further benefits include front and rear garden with gated access to the parking and single garage at the rear. Gas central heating and uPVC double glazing.

Situated within the popular Millbrook development, less than a mile from Didcot Parkway mainline railway station, with links to London Paddington (45 minutes), Oxford and Reading (20 minutes), and only half a mile from the developing Orchard shopping centre with a range of shops, eateries and a Sainsbury's and Aldi supermarket.



GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.

1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



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TOTAL FLOOR AREA : 996 sq.ft. (92.5 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			
(93-100)	A		
(81-92)	B		84
(69-80)	C		
(55-68)	D	65	
(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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