



22b Church Street
Didcot, Oxfordshire, OX11 8DQ



JAMESGESNER
- ESTATE AGENTS -



**22b Church Street
Didcot
Oxfordshire
OX11 8DQ**

OIEO £275,000 FREEHOLD



Offered is this two-bedroom terraced property situated within walking distance of the town centre, and main line station, with the addition of parking for two vehicles.

The property features gas central heating and double glazing throughout.

Accommodation comprises; entrance into a lounge and open plan kitchen/diner with the addition of a conservatory which is ideal as a home office/play room.

Upstairs comprises; two double bedrooms and a re-fitted bathroom.

There is a rear garden which has been laid mostly to lawn and a patio area with steps leading down to the rear access where you will find two parking spaces.

With a westerly facing garden that isn't immediately overlooked and boasts a tree that offers shade on a hot sunny day.

You can enjoy lots of afternoon sun making this a perfect space for entertaining.

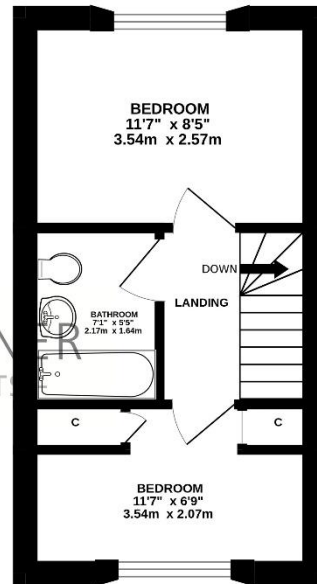
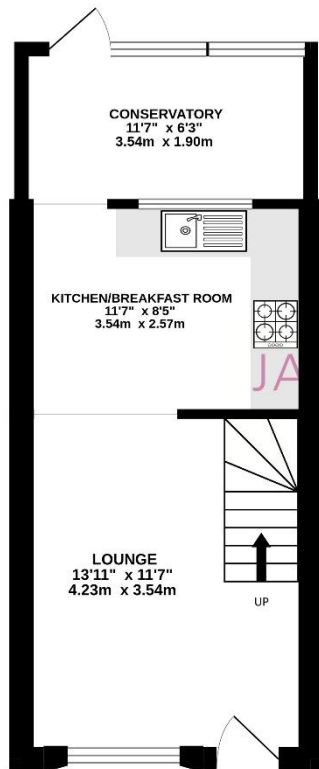


Situated within 300 metres of the Orchard centre and less than half a mile from Didcot Parkway mainline railway station, with links to London Paddington (45 minutes), Oxford and Reading (20 minutes), and only half a mile from the developing Orchard shopping centre with a range of shops, eateries and a Sainsbury's and Aldi supermarket.

GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
260 sq.ft. (24.1 sq.m.) approx.

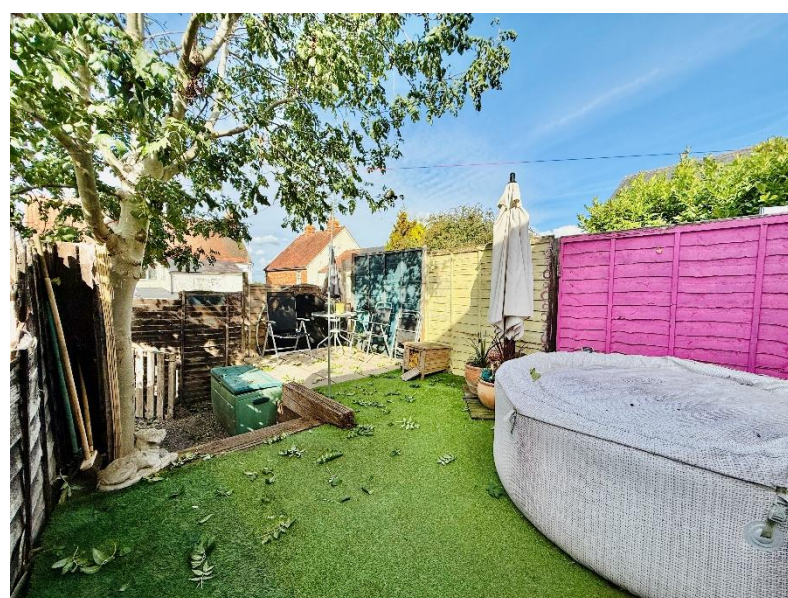


TOTAL FLOOR AREA: 591 sq.ft. (54.9 sq.m.) approx.

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		
(69-80) C		
(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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