



Cole Court, Didcot, Oxfordshire GUIDE £285,000 FREEHOLD

JAMESGESNER
- ESTATE AGENTS -

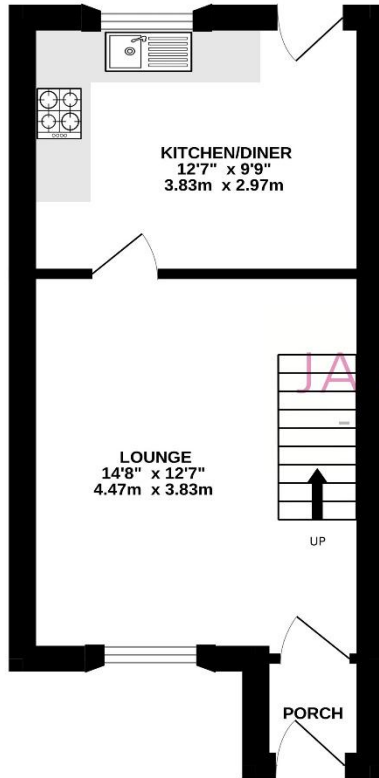
Situated at the end of this popular cul-de-sac is this recently part-refurbished two double bedroom terrace with allocated parking for two cars and a west facing garden which isn't overlooked. Excellent access to the mainline railway station and available for sale with no onward chain.

The property has two double bedrooms, kitchen/diner with white goods, living room, bathroom with shower, and a west facing garden with rear access. To the front are two parking spaces. The property offers easy access to the town centre, Milton Park and Didcot Parkway providing excellent access to Reading, Oxford and London Paddington.



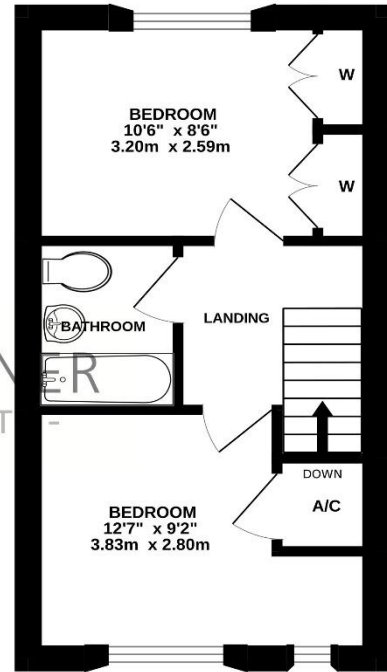
15 Cole Court, Didcot, Oxfordshire, OX11 7XL

GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C	69	85
(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	

1ST FLOOR
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.5 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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