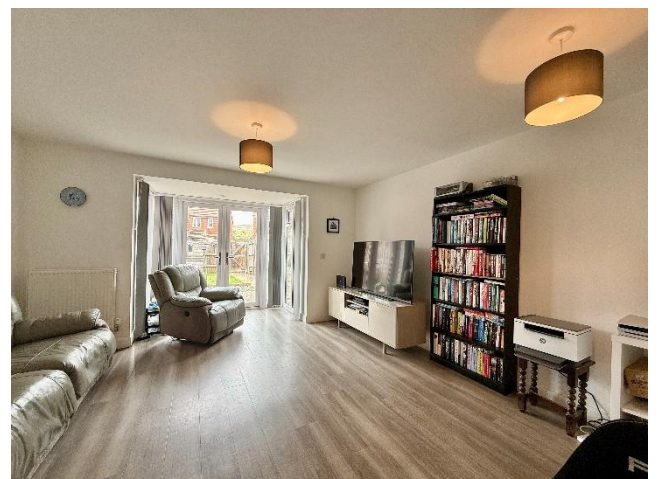




11 Barn Owl Way
Didcot, Oxfordshire, OX11 6EG



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**11 Barn Owl Way
Didcot
Oxfordshire
OX11 6EG**

GUIDE £375,000 FREEHOLD

Built by David Wilson Homes, on the popular Great Western Estate, is this well presented, town house offering ample living space, a rear garden and parking for two cars, offered for sale with no onward chain.

Accommodation comprises of entrance hall, cloakroom, a stylish kitchen with 6 ring gas hob & integrated appliances, large living diner with laminate flooring, an under stairs storage cupboard and rear doors that lead onto the north facing garden.

On the first floor you have a double bedroom with built in storage, family bathroom, storage cupboard and a further single bedroom/office space. On the top floor you have the stunning primary bedroom with built in wardrobes and ensuite with a shower.

Outside the north facing garden is laid mainly to lawn, with a patio area, path, slate bedding and rear access. To the front you will find flower beds with mature shrubs and trees and parking for two cars.

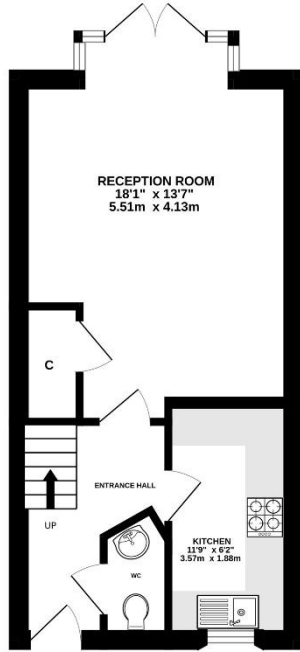


Perfectly placed on the outskirts of Didcot, in an exciting new community with excellent transport links, being only 1.5 miles from Didcot Parkway and 3 miles from the A34. Great Western Park boasts 2 primary schools, a secondary school and the UTC college, which are all within walking distance. With an array of local shops including ASDA, Sainsbury's Local and COSTA as well as a pharmacy and Station Garden Pub also all within walking distance.

A great starter home for first time buyers in a popular residential area.



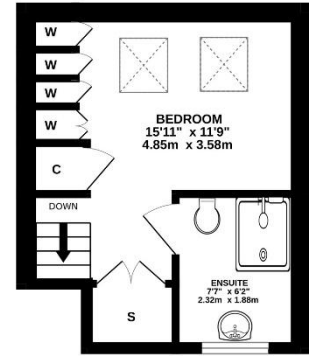
GROUND FLOOR
391 sq.ft. (36.4 sq.m.) approx.



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



2ND FLOOR
215 sq.ft. (20.0 sq.m.) approx.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			96
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 982 sq.ft. (91.2 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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