



146 Park Road  
Didcot, Oxfordshire, OX11 8QR



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**146 Park Road  
Didcot  
Oxfordshire  
OX11 8QR**

**OIEO £400,000 FREEHOLD**



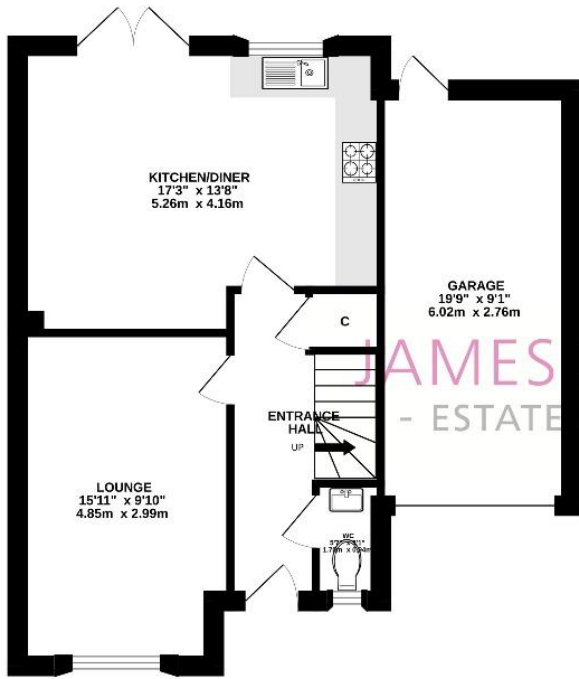
A modern, non estate three bedroom detached family house situated within this sought after location to the south of the town, offered for sale with a west facing rear garden, garage and driveway. No onward chain.

Accommodation comprises; entrance hallway, cloakroom, lounge/dining room with French doors leading onto the landscaped west facing rear garden, fully integrated kitchen/breakfast room, three bedrooms with a family bathroom and en-suite to the main room. Further benefits include a garage, driveway and west facing rear garden.

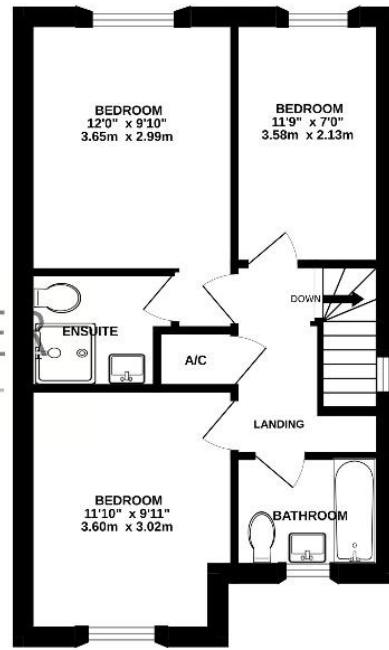
Didcot owes its importance today to its excellent transport links, with the town now designated as one of the three major growth areas in Oxfordshire. Didcot Parkway connects directly to Oxford c.12 minutes, Reading c.15 minutes and London Paddington in under an hour.



GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1146 sq.ft. (106.5 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			
(92-100) A			89
(81-91) B		79	
(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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