



30 WENSUM DRIVE DIDCOT, OX11 7RJ

£220,000
LEASEHOLD

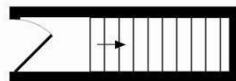
This detached one-bedroom coach house offers a spacious open-plan living area and a bright, airy bedroom — ideal for modern living.

Parking is available via a garage beneath the property, complemented by a driveway with space for an additional vehicle.

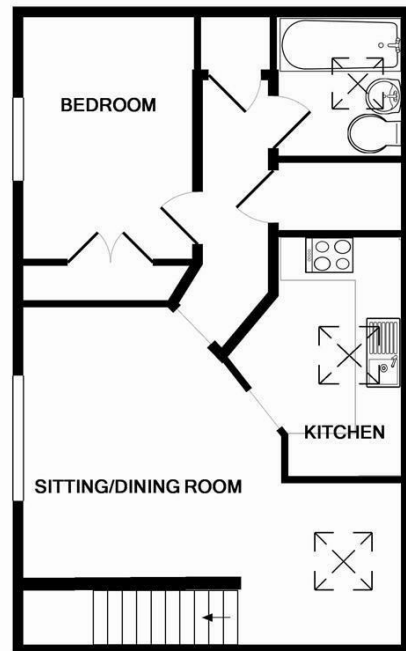
Located in a quiet cul-de-sac within the sought-after Lady Grove development, the property is just a 15-minute walk from Didcot Parkway station. From there, it's approximately a 40-minute journey into London Paddington and around 15 minutes into Oxford, making it a perfect choice for professionals commuting to either city.

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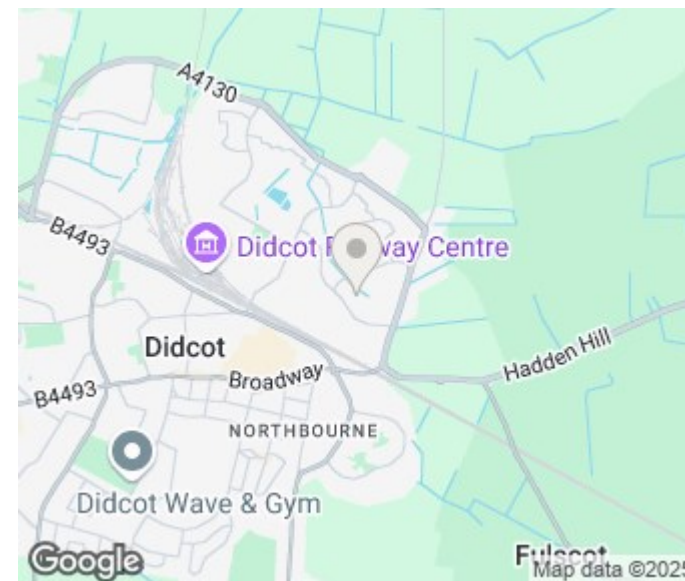
GROUND FLOOR
APPROX. FLOOR
AREA 30 SQ.FT.
(2.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 479 SQ.FT.
(44.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 509 SQ.FT. (47.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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