



63 ELM PARK

DIDCOT, OX11 6DS

£1,850 PCM

Situated on the Great Western Park development is this three bedroom semi detached home with garage and driveway parking. The property enjoys a modern kitchen diner, separate sitting room, downstairs cloakroom, three bedrooms, serviced by a family bathroom and en-suite shower room. To the rear is a fully enclosed garden with courtesy door into the garage. Didcot Parkway mainline railway station is 1.9 miles by car while also frequent bus services, and there are excellent commuter links to A34, the estates with the expanding orchard shopping centre offering a wealth of shops, cafes, restaurants, and cinema. Great Western Park development benefits from and Asda supermarket, range of takeaway outlets, and the Station Garden pub.

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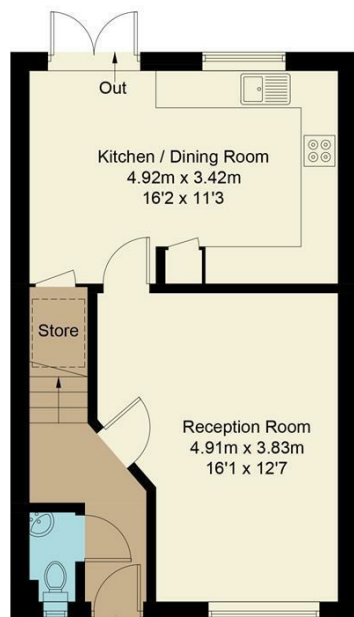
Elm Park, OX11

Approximate Gross Internal Area = 86.3 sq m / 929 sq ft

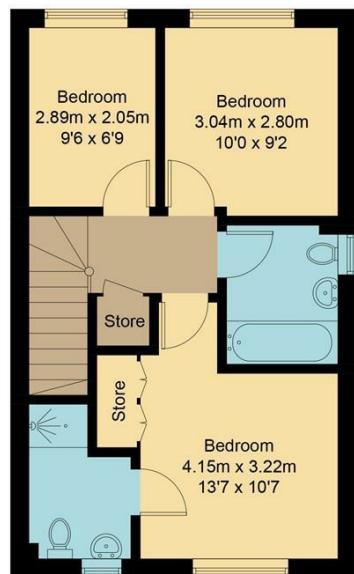
Garage = 18.2 sq m / 196 sq ft

Total = 104.5 sq m / 1125 sq ft

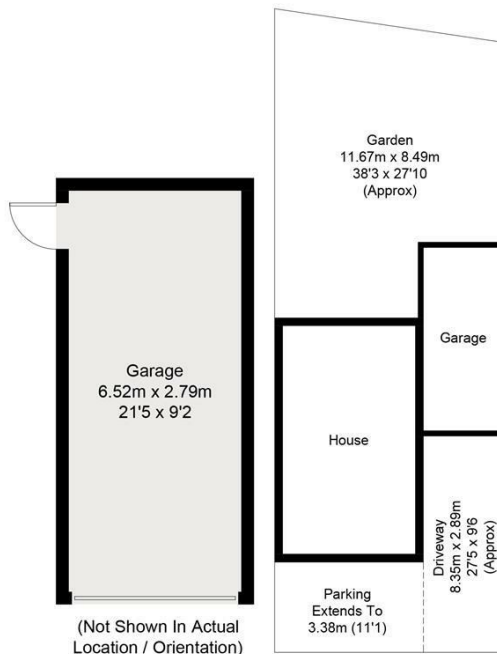
Garden Area = 132.2 sq m / 1423 sq ft



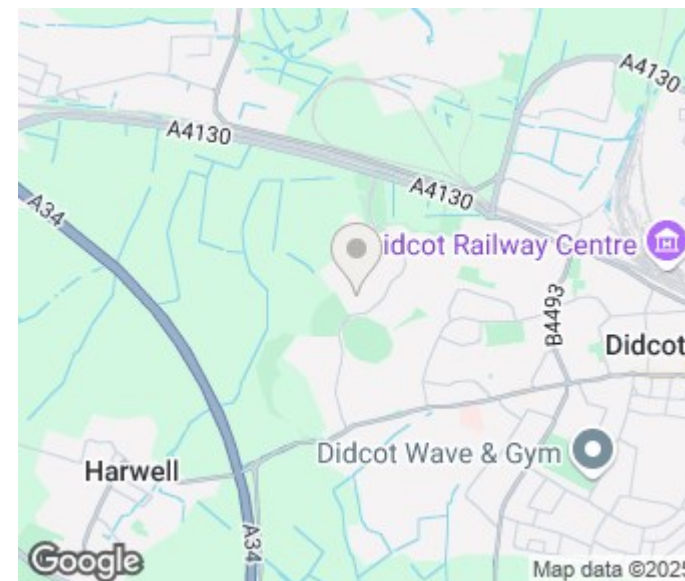
IN
Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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	

Floor plan produced in accordance with RICS Property Measurement Standards.
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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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