



## 34 REED STREET

DIDCOT, OX11 6FL

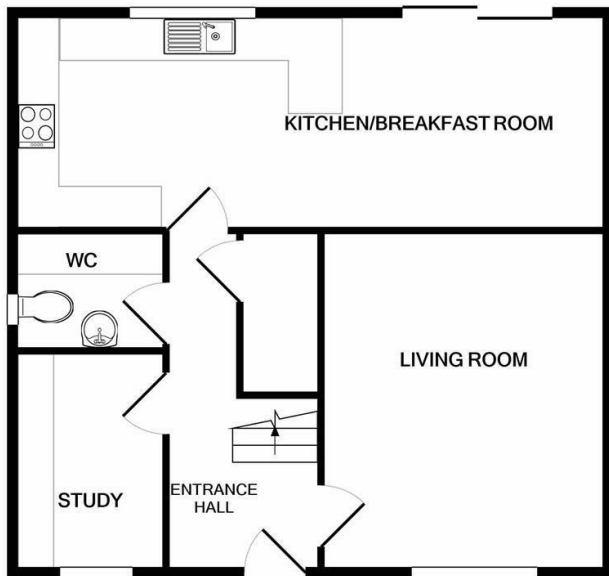
£2,200 PCM

This large FOUR bedroom detached property boasting a total living area of 1357 sq feet (126 SQM) plus garage, is situated on Brunel Rise is available to rent long term. A well-presented property throughout offering spacious family living. The property comprises a family kitchen diner with ample storage and lounge, downstairs cloakroom with space for tumble dryer, with private garden and garage.. Upstairs, there is a main bedroom with ensuite, three further bedrooms offering fitted wardrobes and family bathroom. Ideal for the Aureus primary and secondary school and walking distance to Didcot Girls and Gems primary school.

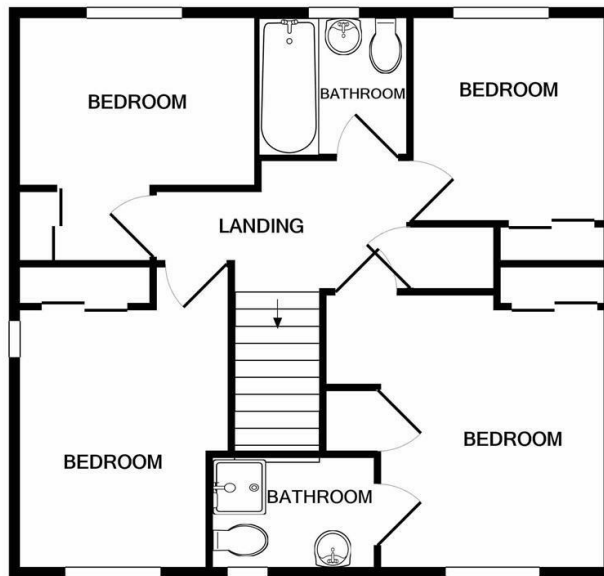
To avoid disappointment for a rare chance to rent this wonderful property please call William Jones lettings on 01235 812229

**William | Jones**

Estate Agents



GROUND FLOOR  
APPROX. FLOOR  
AREA 658 SQ.FT.  
(61.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 658 SQ.FT.  
(61.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1316 SQ.FT. (122.3 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		96
(81-91) B	86	
(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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