



## 12 FAIRACRES ROAD DIDCOT, OX11 8QE

£1,650 PCM

\*\*\*AVAILABLE MID JULY\*\*\*

In our opinion an impressive mid terraced property situated in this established area of Didcot just C. 0.9 of a mile to Didcot Parkway Station and good access for local amenities and the center of Didcot boasting the 'Orchard Center'. The property has been significantly extended on the ground floor to include entrance hall, living room, ground floor W.C, dining area and a deceptively spacious 'L shaped' kitchen reception/breakfast space with doors out to the rear garden. On the first floor is a generous size landing, three bedrooms and a modern style bathroom.

**William | Jones**

Estate Agents




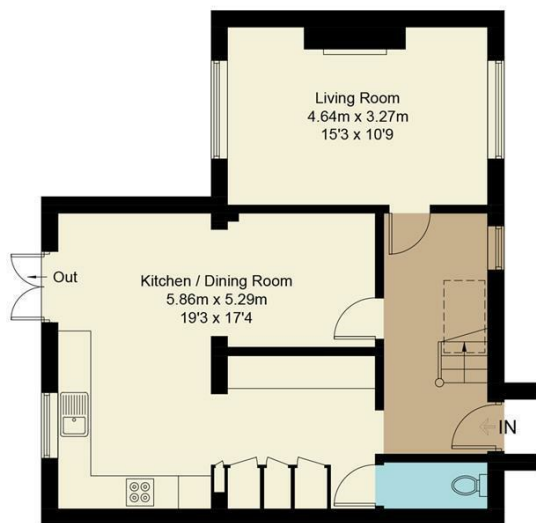
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## Fairacres, OX11

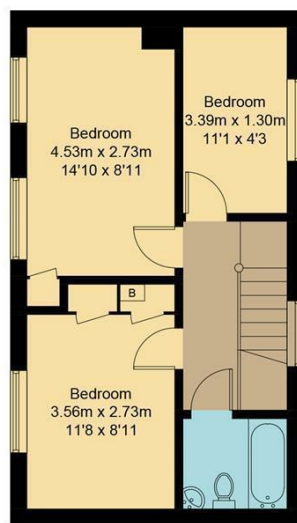
Approximate Gross Internal Area = 100.7 sq m / 1084 sq ft

Garden Area = 162.3 sq m / 1747 sq ft

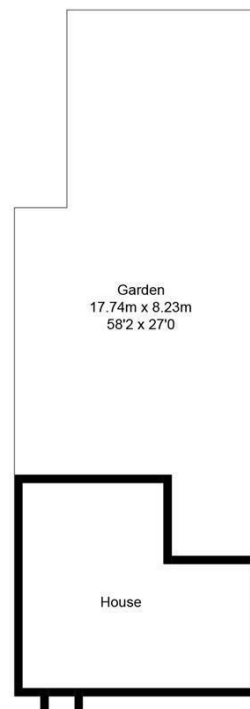
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
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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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