



## 23 ORWELL DRIVE DIDCOT, OX11 7RX

**£299,950**  
**FREEHOLD**

A first time buyer must see:

Located in the ever-popular Ladygrove development, this well-presented two-bedroom end terrace property is ideal for first-time buyers, downsizers, or investors looking for a well-situated and comfortable home.

The accommodation includes a bright, welcoming lounge that opens directly onto the rear garden – perfect for relaxing or entertaining. The kitchen is functional and well laid out, with everything you need for day-to-day living. Upstairs, the property offers two nicely sized bedrooms and a clean, well-maintained bathroom, making the most of the space available.

Outside, the home benefits from private off-road parking and a good-sized garden, offering a pleasant outdoor space with scope to make it your own. Set in a quiet residential area, it's just a short

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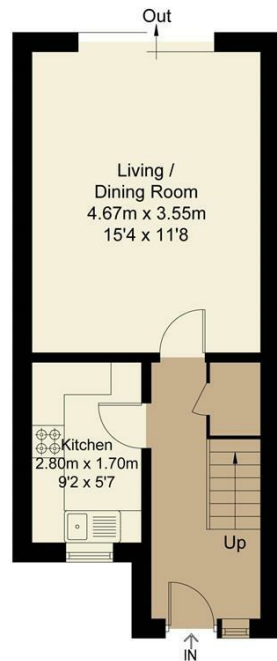
**Estate Agents**



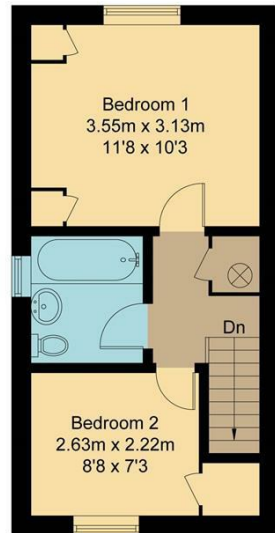
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## Orwell Drive, OX11

Approximate Gross Internal Area = 56.10 sq m / 604 sq ft  
Shed = 4.50 sq m / 48 sq ft  
Total = 60.60 sq m / 652 sq ft  
For identification only - Not to scale



Ground Floor



First Floor



(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)

Floor plan produced in accordance with RICS Property Measurement Standards.  
Not to scale, for illustration and layout purposes only.  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            | 90        |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            | 63        |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>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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