



## 191B BROADWAY

DIDCOT, OX11 8RU

**£399,995**  
**FREEHOLD**

191B Broadway is a well-presented three-bedroom semi-detached home, conveniently located near the centre of Didcot. The ground floor offers a light and spacious layout with an open-plan living and dining area, creating a comfortable and versatile space for everyday use. French doors open directly onto the enclosed rear garden, which can also be accessed via a side gate. The modern fitted kitchen provides good storage and complements the home.

Upstairs, there are three well-proportioned bedrooms, including a master bedroom with en suite, along with a family bathroom. The property also benefits from off-street parking to the front.

Ideally positioned approximately 0.5 miles from Didcot Parkway railway station, the home offers regular services to Oxford, Reading, and London Paddington. Didcot town centre, with its wide range of shops, cafés, supermarkets, and other local amenities, is around 0.6 miles away. Several primary and secondary schools are located within about one mile, and nearby leisure facilities

**William | Jones**

**Estate Agents**





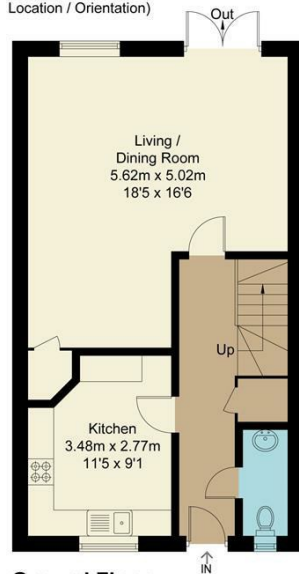
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## Broadway, OX11

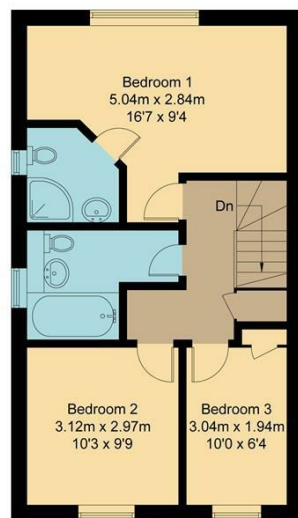
Approximate Gross Internal Area = 92.80 sq m / 999 sq ft  
Shed = 3.10 sq m / 33 sq ft  
Total = 95.90 sq m / 1032 sq ft  
For identification only - Not to scale



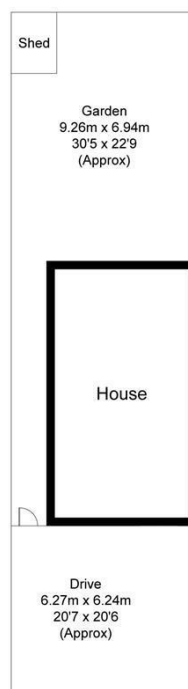
(Not Shown In Actual  
Location / Orientation)



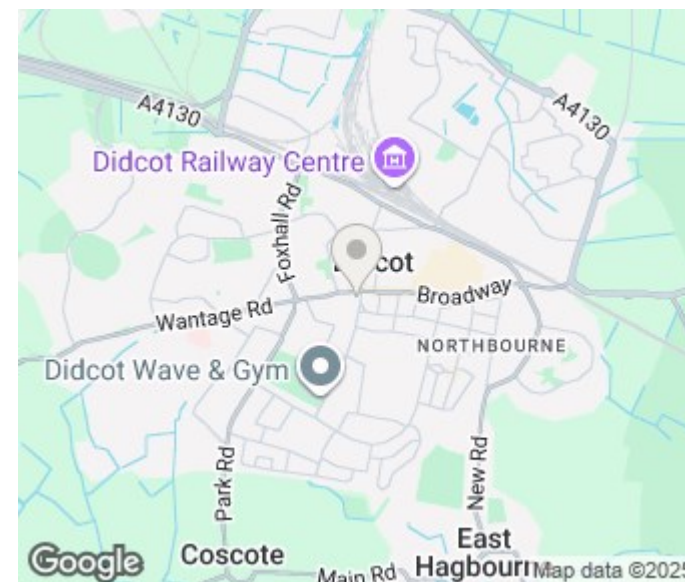
Ground Floor



First Floor



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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   | 79                         | 84        |
| (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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