



## 2E EDINBURGH DRIVE DIDCOT, OX11 7HS

**£1,100 PER MONTH**

This well-presented maisonette-style 'upside-down' home is arranged with the main living accommodation on the upper floor. The layout is designed to maximise natural light, with a large window on the staircase and a skylight in the main living area, creating an abundance of natural light throughout the property.

The upper level contains the living/dining space and kitchen, taking full advantage of the bright, airy feel, while the lower floor provides the bedroom and bathroom, giving a clear and practical separation between living and sleeping areas.

Outside, the property features a private courtyard garden, offering a manageable and low-maintenance outdoor space suitable for seating or container planting. There is also one allocated parking space, providing convenient off-street parking.

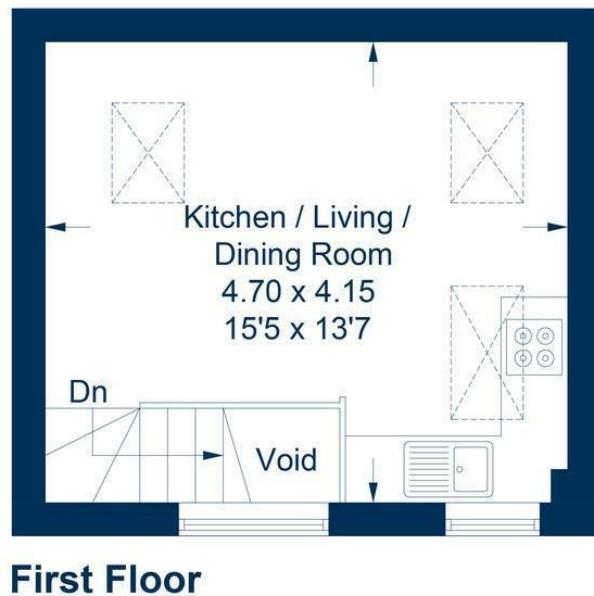
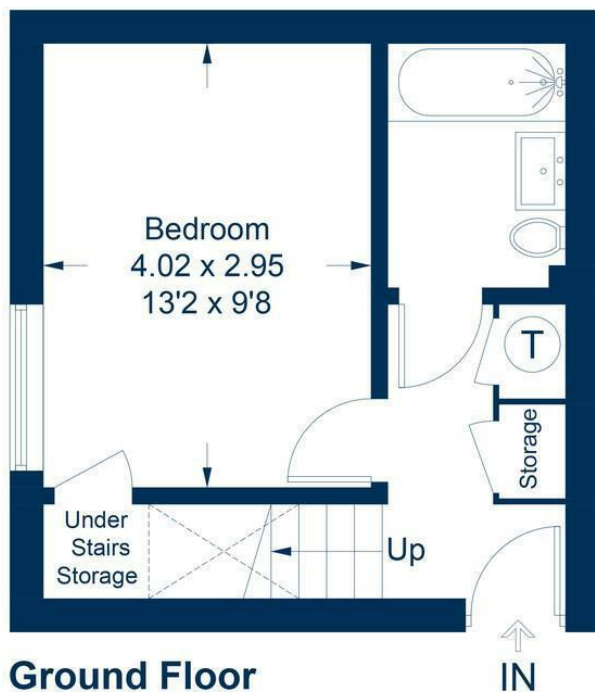
The location is extremely convenient for transport and amenities. Didcot Parkway train station is approximately 0.3 miles away, offering direct services to Oxford, Reading, and London Paddington. Everyday facilities — including supermarkets, cafés, and local shops — can be found within around 0.5 miles, along with additional leisure options and green spaces nearby.

Overall, this property provides a bright, well-arranged home in a highly accessible position close to transport links and local amenities.

**William | Jones**

**Estate Agents**

Approximate Gross Internal Area  
 Ground Floor = 23.6 sq m / 254 sq ft  
 First Floor = 19.5 sq m / 210 sq ft  
 Total = 43.1 sq m / 464 sq ft  
 (Including Void)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 © CJ Property Marketing Ltd



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | 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

Didcot Office Lettings  
 210 Broadway  
 Didcot  
 Oxfordshire  
 OX11 8RN

01235 812229  
 didcot@wjestates.co.uk  
 www.wjestates.co.uk

**William | Jones**  
 Estate Agents