



103 Blackthorn Road
Didcot, Oxfordshire, OX11 6EP



JAMESGESNER
- ESTATE AGENTS -



**103 Blackthorn Road
Didcot
Oxfordshire
OX11 6EP**

GUIDE £499,950 FREEHOLD



Situated within this sought after location on the Great Western Development is this beautifully presented, four bedroom, two bathroom house set in an unusually large southerly facing plot with detached garage and three car driveway.

Accommodation comprises; entrance hallway, cloakroom, 16' lounge, 19'7 kitchen/dining room with central island and French doors onto the rear garden, utility room, four bedrooms (three doubles and a single) en suite and family bathroom. The rear gardens are fully landscaped and not immediately overlooked. Laid to lawn with a patio and decking area at each end. Gated side access to the side leading to the driveway which provides parking for three cars. The single garage has eaves storage, light and power.

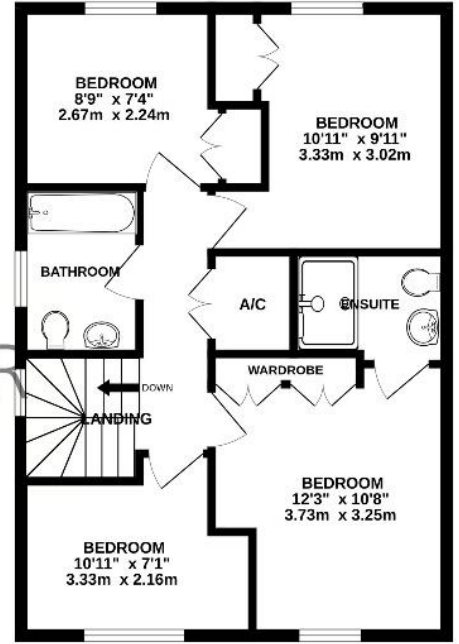
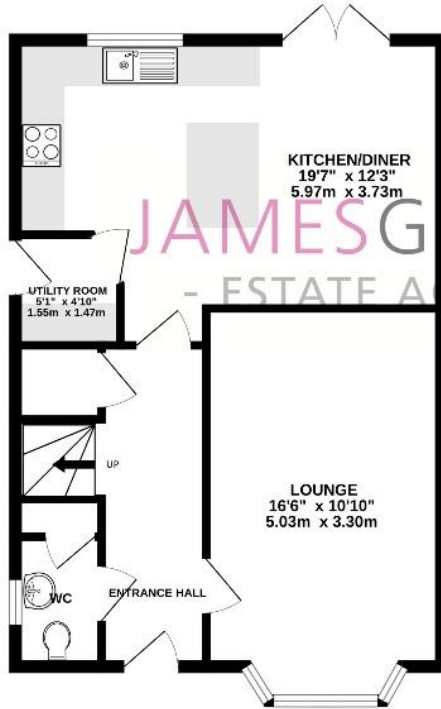
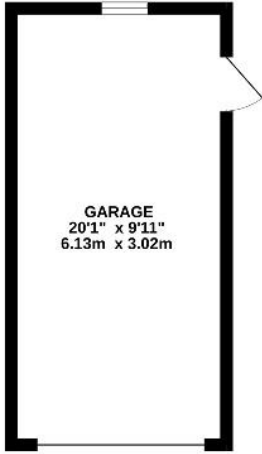


Blackthorn Road is most conveniently set on the Great Western Park development close to Boundary Park. There are extensive facilities on the development with shops, schools, pub/restaurant and leisure facilities. Central Didcot & Didcot Parkway are approximately 1 1/2 miles away.



GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.

1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			94
(89-91) B		84	
(85-88) C			
(81-84) D			
(75-80) E			
(69-74) F			
(65-68) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1339 sq.ft. (124.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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