



17 Manor Crescent
Didcot, Oxfordshire, OX11 7AJ



JAMESGESNER
- ESTATE AGENTS -



**17 Manor Crescent
Didcot
Oxfordshire
OX11 7AJ**

GUIDE £500,000 FREEHOLD



This three bedroom detached house was individually built in the 1950's, set on a good sized plot in a convenient, non estate location within an established part of town and less than one kilometre of the Mainline Station. The property has excellent potential to extend (subject to the necessary planning permissions).

Manor Crescent is situated off Foxhall Road to the west of the town centre and is made up of a variety of individual houses and bungalows.

Didcot Railway Station, providing a fast train service to London Paddington, is within walking distance of the house and other communications to London, Oxford, Abingdon and Wantage are also within easy access via the A34 and onto the M40 and M4 motorways.



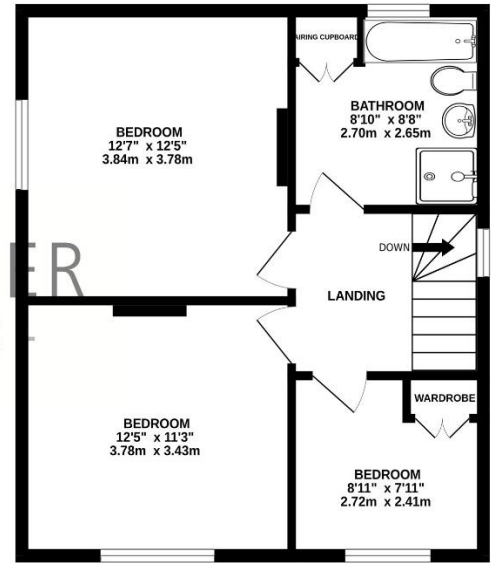
The highly regarded schools in the area include Cothill, Chandlings, The Manor, Moulford, The School of St Helen and St Katharine in Abingdon and Radley College. There is also a good range of primary and secondary schools nearby.



GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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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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			
		59	81
England & Wales		EU Directive 2002/91/EC	

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