



Arndale Beck, Didcot, Oxfordshire
£240,000 FREEHOLD

JAMESGESNER
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Fully refurbished one bedroom house situated on the popular Ladygrove Development, offered for sale with no onward chain. Viewing highly recommended. Accommodation comprises; entrance hall, lounge/dining room, modern kitchen, shower room, double bedroom and driveway parking for one car.

The property offers good access for local primary and secondary schools and is also within easy reach of the Orchard Centre, Didcot Railway Station and A34 motorways. The Ladygrove development is ideal for families with Ladygrove Park Primary and All Saints Primary Schools both being highly regarded. Access to the mainline train station providing excellent commuter links to Reading and Oxford and London Paddington within 40 mins.



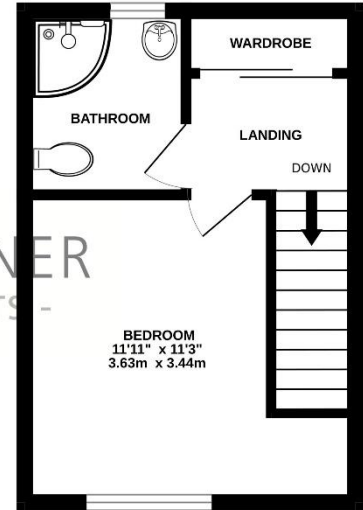
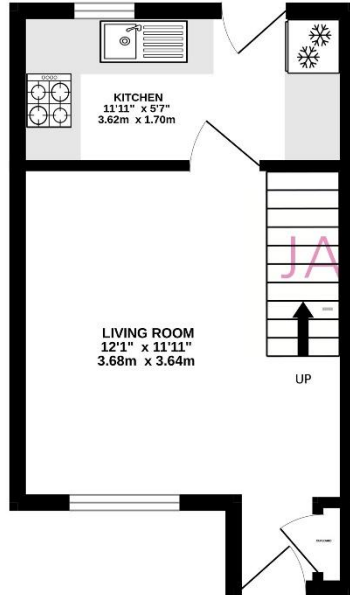
23 Arndale Beck, Didcot, Oxfordshire, OX11 7SU

GROUND FLOOR
221 sq.ft. (20.6 sq.m.) approx.

1ST FLOOR
209 sq.ft. (19.4 sq.m.) approx.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92 Plus)	85
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
Not energy efficient - higher running costs	
G (1-20)	33
England & Wales	EU Directive 2002/91/EC



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TOTAL FLOOR AREA : 430 sq.ft. (39.9 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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Important Notice: These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representations of fact. We have not tested any appliances which may be included in the sale, therefore any purchaser should seek clarification prior to exchange of contracts.