



9 Chinnock Brook
Didcot, Oxfordshire, OX11 7XU



JAMESGESNER
- ESTATE AGENTS -



**9 Chinnock Brook
Didcot
Oxfordshire
OX11 7XU**

GUIDE £375,000 FREEHOLD



A nicely presented three bedroom semi situated within walking distance of Ladygrove Park primary school with a west facing rear garden and a garage. The property is offered for sale in excellent condition with no onward chain.

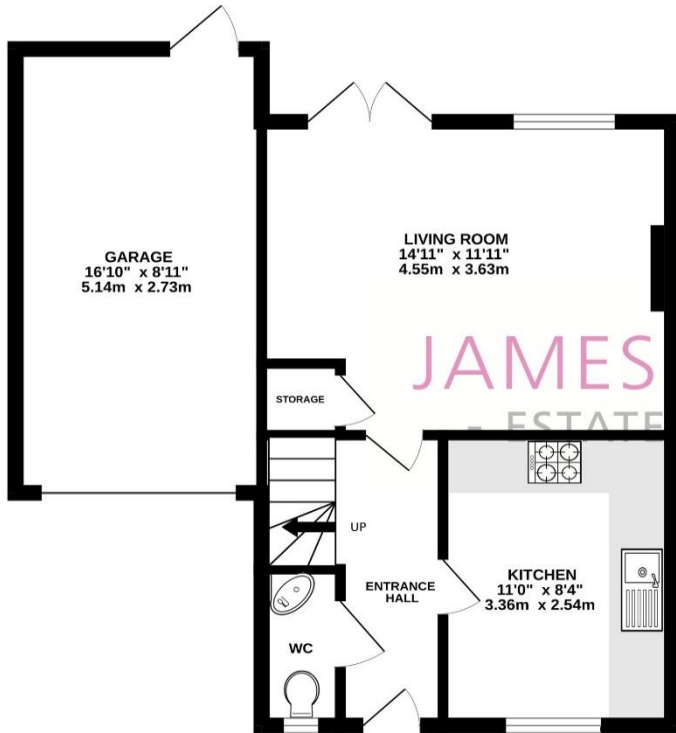
Accommodation comprises; entrance hallway, cloakroom, modern kitchen with appliances, lounge/dining room, three bedrooms with en-suite to the master and a family bathroom. To the front there is a single garage with driveway parking. The rear garden is above average sized and west facing, laid to lawn with a patio area.



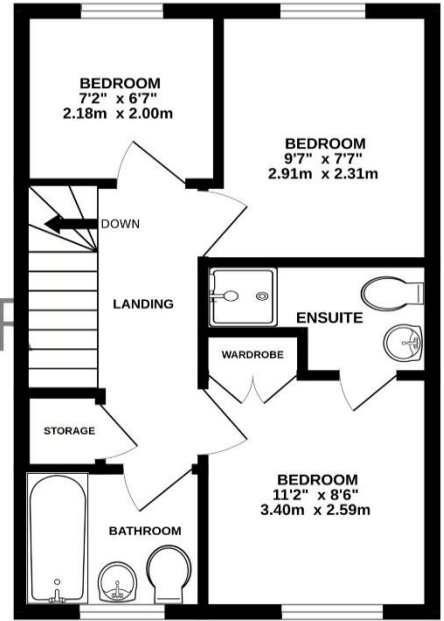
Within the development there are two primary schools, the Oak Tree Health Centre, Willowbrook Gym, a Nursery, a Public House and a small selection of shops including a pharmacy and a Co-op general store. The development also benefits from a children`s play area, tennis courts, two lakes and a skate park.



GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



JAMES GESNER
- ESTATE AGENTS -

TOTAL FLOOR AREA : 833 sq.ft. (77.4 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.
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		86
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

JAMESGESNER
- ESTATE AGENTS -

James Gesner Estate Agents
72 Broadway Didcot, Oxon OX11 8AE
t: 01235 519888
t: 01491 522222
www.jamesgesner.co.uk info@jamesgesner.co.uk