



29 Durnells  
Didcot, Oxfordshire, OX11 6JP



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OX11 6JP**

**OIEO £600,000 FREEHOLD**





An nicely presented, three reception room, four double bedroom detached property with south facing gardens and garage, situated within the popular Dida Gardens development built by David Wilson Homes in 2021.

The property comprises; ground floor entrance hall, study, cloakroom, utility, lounge with French doors leading to the south east facing rear garden, 20` fully integrated kitchen/dining room, first floor landing leading to four double bedrooms with a family bathroom and en-suite to the master bedroom.

The walled rear garden has a south facing aspect and not immediately overlooked. There is a patio area and split level lawn. Other benefits included driveway parking for two cars leading to a single garage. UPVC double glazed windows and gas central heating throughout. The property is still covered under the 10 year NHBC warranty.



The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants.



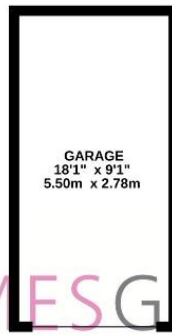
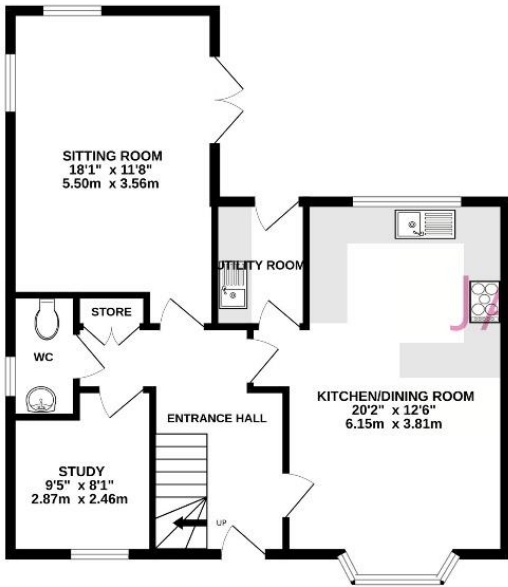
Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service from Didcot Parkway into London Paddington approx. 40 minutes.

Connected to mains gas, electric, water and drainage. There is a management company in place for this property and a yearly service charge is applicable. Management fee of £175 roughly per annum.

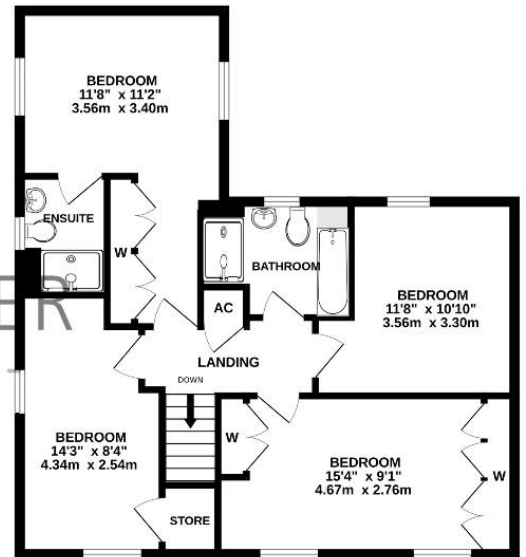




GROUND FLOOR  
869 sq.ft. (80.8 sq.m.) approx.



1ST FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1561 sq.ft. (145.0 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			
(92-100) A			93
(81-91) B		85	
(69-80) C			
(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	



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