



118 Freeman Road
Didcot, Oxfordshire, OX11 7DA



JAMESGESNER
- ESTATE AGENTS -



**118 Freeman Road
Didcot
Oxfordshire
OX11 7DA**

GUIDE £399,950 FREEHOLD



A beautifully presented three bedroom semi-detached home situated within this sought after residential area to the west of the town offered for sale with a west facing rear garden, garage and driveway parking for three cars.

Accommodation includes an entrance porch and hall, a modern kitchen with integrated appliances, dining room with French doors to the rear, living room with a newly installed log burner. Upstairs you have three bedrooms and a bathroom with modern finish. Outside the rear garden is laid mainly to lawn with a patio area and rear access to the garage. The property has gas central heating and UPVC windows throughout.

Didcot is the principal town of South Oxfordshire with a population just below 30,000. There have been many changes in recent years to the town centre with the addition of the 'Orchard Shopping Centre' providing Didcot with a variety of shops, theatre & arts centre and a multiplex cinema with parking for over 500 cars.



There are two single sex secondary schools, St Birinus and Didcot Girls School and six Primary schools in the town. With excellent links to the motor way and the nearby A34. Didcot Parkway station which has undergone a major redevelopment offers excellent train links to London Paddington in under 40 minutes and Swindon, Bristol and Cardiff.

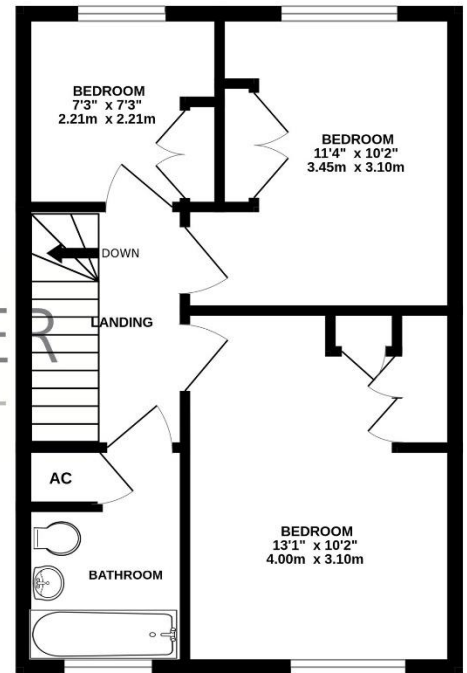
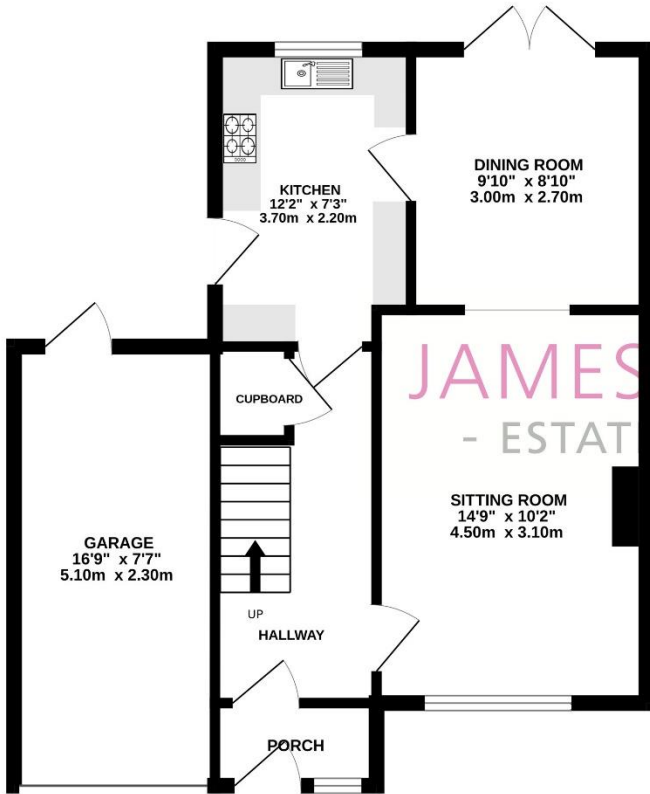


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 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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