



2 Abbey Brook, Didcot
Oxfordshire, OX11 7FY



JAMESGESNER
- ESTATE AGENTS -



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GUIDE PRICE £390,000 FREEHOLD



This beautifully presented three bedroom semi detached home is tucked in a popular and quiet cul de sac on the Ladygrove Estate, in the catchment area of the "good" Ladygrove Park primary school.

The area benefits from many amenities including take away restaurants, a pub and shops, as well as open spaces and sports facilities.

The house is 0.8 miles walk from Didcot Parkway Station, as well as the town centre and the town's amenities.



The house is neutrally decorated throughout with ground floor accommodation including a modern kitchen, entrance hall with cloakroom, light and spacious living room, and dining room with patio doors to the garden.

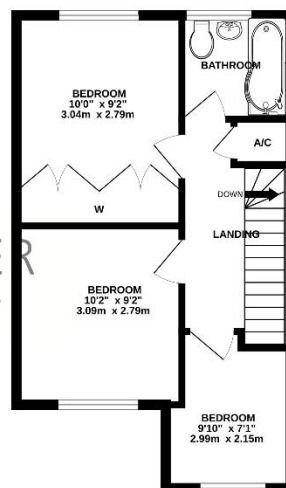
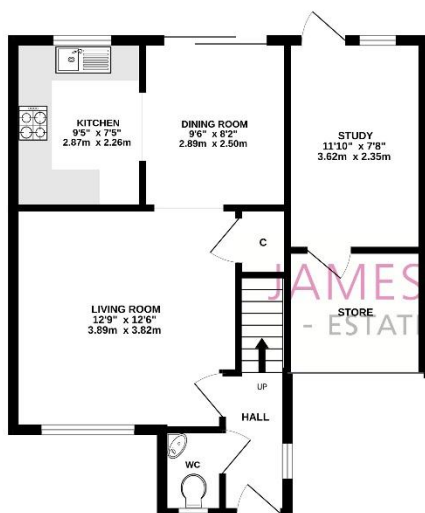
Upstairs are two double bedrooms with built in wardrobes in the master bedroom, as well as a generous single bedroom and family bathroom with white suite. To the side of the house is an attached single garage with power which has been converted into a modern home office with gas central heating and loft space, which has had a partition to the front creating a storage space and an up and over door.

The rear garden is laid mainly to lawn and there is the addition of an attractive gazebo with space for seating underneath, with access to patio doors into the dining area. The garden is west facing and the front is a block paved driveway with parking for one car and additional on road parking.



GROUND FLOOR
520 sq. ft. (48.3 sq.m.) approx.

1ST FLOOR
375 sq. ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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			89
(81-91) B			
(69-80) C			
(55-68) D		71	
(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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