



26 Colne Drive
Didcot, Oxfordshire, OX11 7SG



JAMESGESNER
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**26 Colne Drive
Didcot
Oxfordshire
OX11 7SG**

GUIDE £285,000 FREEHOLD



Situated at the end of this popular cul-de-sac is this nicely presented two bedroom terrace with allocated parking for two cars and garden which isn't immediately overlooked. Offered for sale with no onward chain and excellent access to the mainline railway station and town centre.

Entrance hall, lounge laminate flooring, kitchen/diner with white goods, bathroom with shower, two bedrooms (new carpets fitted) and an enclosed rear garden and gated access to two parking spaces at the rear. The property offers easy access to the town centre, Milton Park and Didcot Parkway providing excellent access to Reading, Oxford and London Paddington.

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.



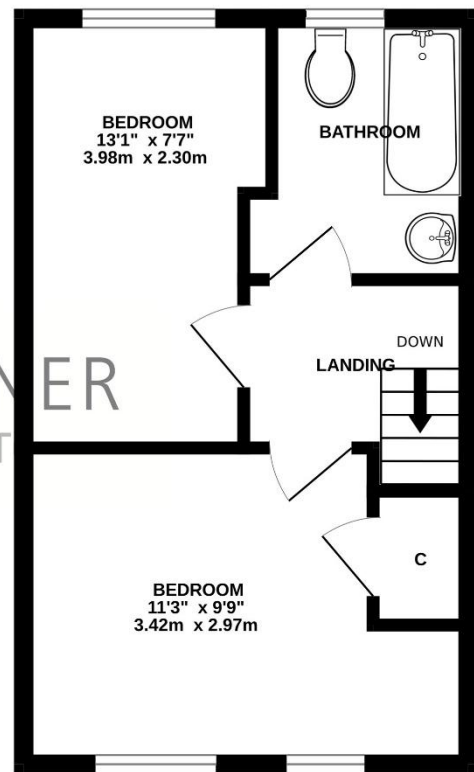
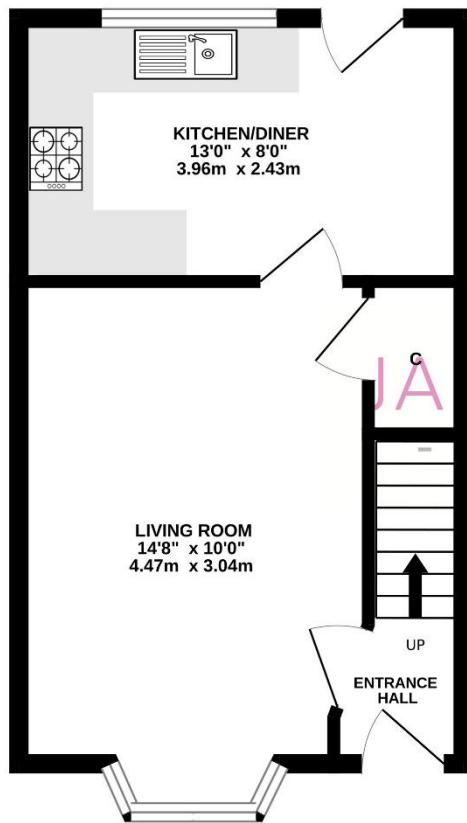
Didcot is the principal town of South Oxfordshire with a growing population of over 25,000. There have been many changes in recent years to the town centre with the addition of the 'Orchard Shopping Centre' providing Didcot with a variety of shops, theatre & arts centre and a multiplex cinema. There are two single sex secondary schools, St Birinus and Didcot Girls School and six Primary schools in the town. With excellent links to the motorway and the nearby A34. Didcot Parkway station (undergoing a program of major redevelopment) offers excellent train links to Swindon, Bristol, Cardiff and London Paddington.



GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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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