



29 Churchill Close
Didcot, Oxfordshire, OX11 7BX



JAMESGESNER
- ESTATE AGENTS -



**29 Churchill Close
Didcot
Oxfordshire
OX11 7BX**

GUIDE £375,000 FREEHOLD



Situated within this sought-after cul-de-sac is this spacious three-bedroom, semi-detached property with wrap around rear garden and in need of some minor modernisation.

Available for sale with no onward chain and viewings are highly recommended.

Accommodation comprises; entrance hallway, lounge with ornate fireplace and sliding door onto the patio garden, kitchen, conservatory, dining room, family/playroom and downstairs bathroom.

Upstairs comprises of two double bedrooms and a single bedroom with a modern fitted family bathroom.

The rear garden wraps around the property and offers a large patio to the rear with a garden shed. To the side of the property, you will find a grassed area with mature trees and shrubs.



A side gate then leads to driveway parking for two/three cars. Gas central heating and uPVC double glazing 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.

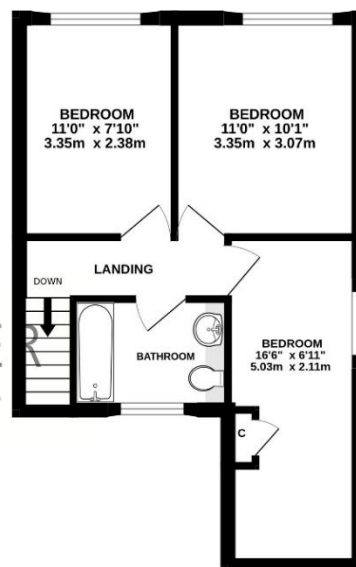
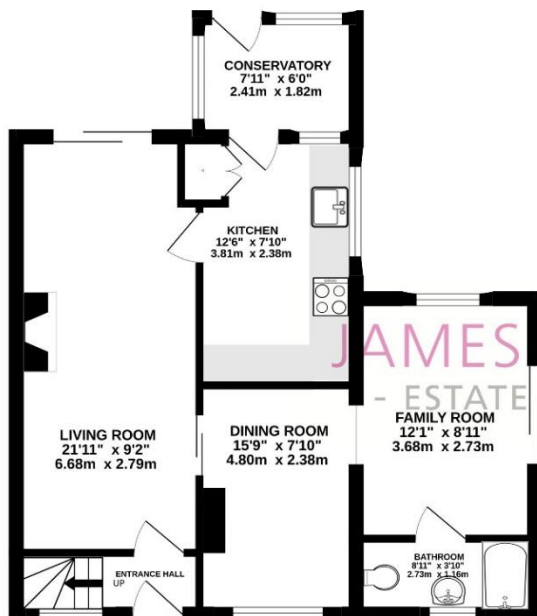
There are two secondary schools, St Birinus and Didcot Girls School and six Primary schools in the town.

With excellent links to the motorway and the nearby A34. Didcot Parkway station offers excellent train links to Swindon, Bristol, Cardiff and London Paddington in c 45 mins.



GROUND FLOOR
588 sq.ft. (54.7 sq.m.) approx.

1ST FLOOR
387 sq.ft. (35.6 sq.m.) approx.



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TOTAL FLOOR AREA: 976 sq.ft. (90.7 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 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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