



24 Nene Grove
Didcot, Oxfordshire, OX11 7QW



JAMESGESNER
- ESTATE AGENTS -



**24 Nene Grove
Didcot
Oxfordshire
OX11 7QW**

GUIDE £275,000 FREEHOLD



Situated at the end of this cul-de-sac is this two double bedroom semi presented in exceptional condition on the Ladygrove Estate with a larger than average garden and parking for two cars. Available for sale with no onward chain.

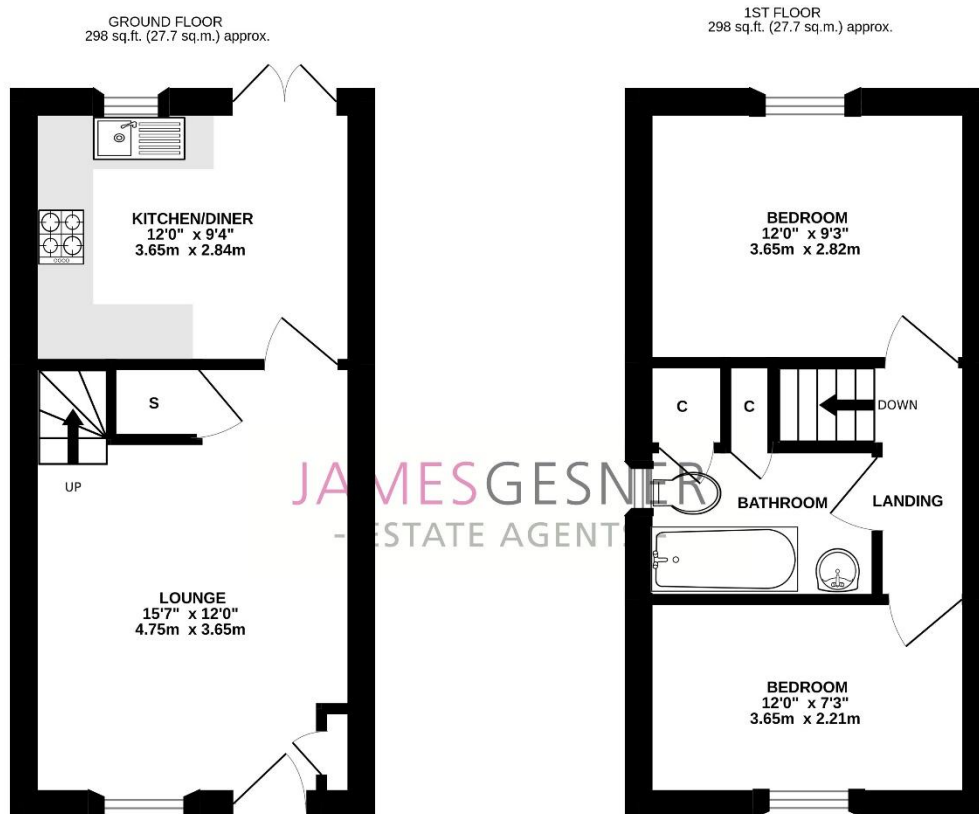
The accommodation includes a modern kitchen/dining room, a bright and well-proportioned living room, two bedrooms, and a contemporary family bathroom.

The rear garden is a particular feature being larger than average, laid mainly to lawn with a patio area ideal for outdoor dining, and offering side access leading directly to the parking.

Situated on the western side of the development, the property provides excellent access to Didcot town centre and the Orchard Shopping Centre. Ladygrove is widely regarded as an outstanding residential area, particularly for families, with both Ladygrove Park Primary School and All Saints Primary School held in high esteem.

Didcot Parkway mainline station is within easy reach, providing fast and frequent services to Reading and Oxford in under 20 minutes, and London Paddington in approximately 45 minutes.





TOTAL FLOOR AREA: 596 sq.ft. (55.4 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		91
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(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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