



## 22 Rookery Court, Didcot, Didcot, Oxon, OX11 6AU

£1,650 PCM - May 2024

- Three Bedroom Detached House
- Gas Central Heating
- Single Garage
- Ensuite to Bedroom One
- Great Western Park

# 22 Rookery Court, Didcot OX11 6AU

Located at the popular Great Western Park development within easy access of Didcot town centre, railway station, Milton Park and A34, three bedroom detached house with single garage. Fully fitted kitchen with oven, gas hob, fridge/freezer, dishwasher and washing machine. sitting room with patio doors out to the garden. Three double bedrooms, ensuite to bedroom one and fitted wardrobes. Gas central heating and UPVC double glazed windows.

EPC Rating C. Council Tax Band D

The Ofcom Broadband Checker states there is:

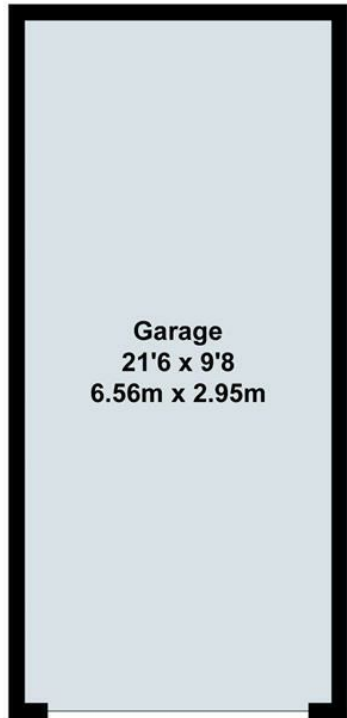
- Superfast broadband has download speeds between 30Mbps and 300Mbps.

When an application is agreed a holding deposit will be required of a maximum of one weeks rent.

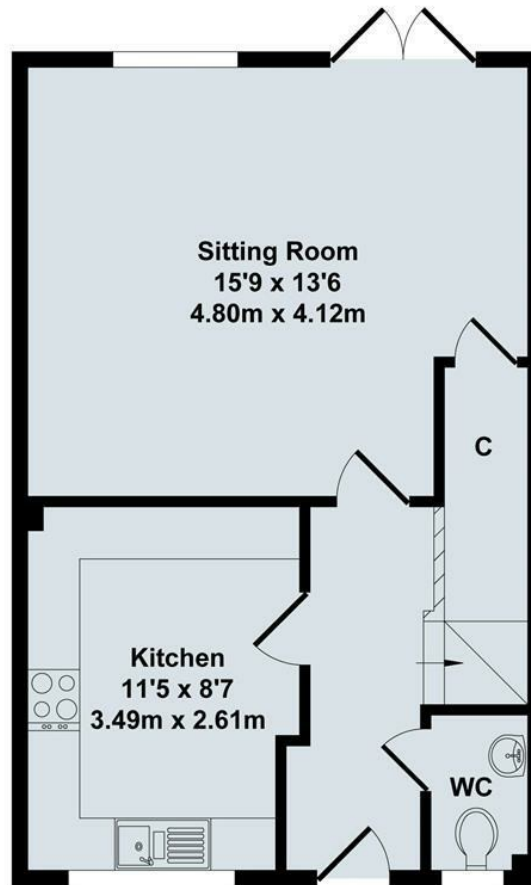


Council Tax Band: D

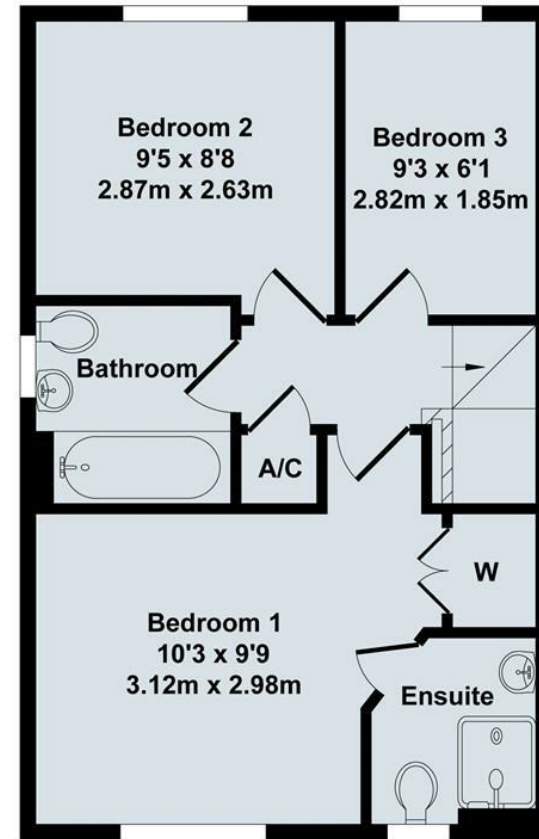
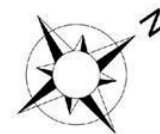




Garage



Ground Floor



First Floor


Total Approx. Floor Area 1005 Sq.Ft. (93.40 Sq.M.)

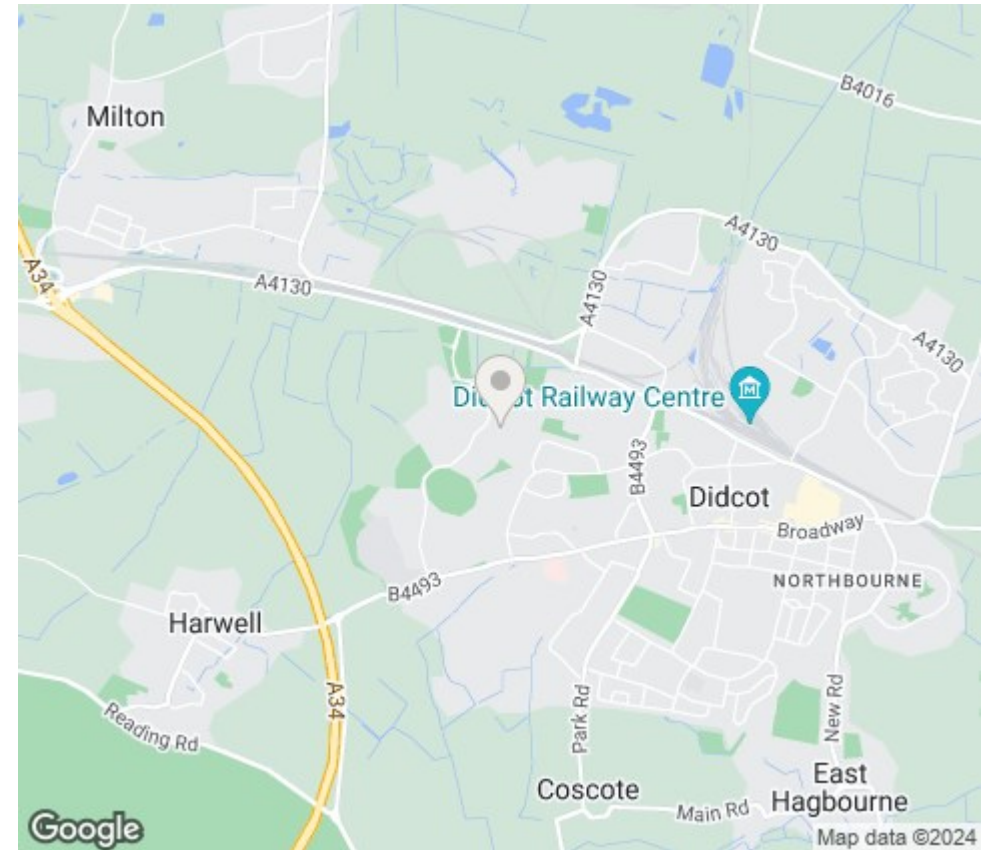
All items illustrated on this plan are included in the "Total Approx Floor Area"





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Directions

### Viewings

Viewings by arrangement only. Call 01235 514267 to make an appointment.

### Council Tax Band

D