



## 46 Evenlode Drive, Didcot, Oxon, OX11 7XQ

£1,400 PCM - 25th May 2024

- 3 BEDROOM HOUSE
- SINGLE GARAGE AND PARKING
- EASY WALK TO TOWN AND STATION
- COUNCIL TAX BAND D
- GOOD SIZED GARDEN

# 46 Evenlode Drive, Oxon OX11 7XQ

A three bedroom house on the popular Ladygrove development within easy walking distance of the railway station and shops. Comprising of fully fitted kitchen with gas hob and electric oven, washing machine. Sitting/dining room, two double bedrooms, one single bedroom, bathroom with shower over bath, good sized garden with single garage and allocated parking. Gas central heating. EPC Rating C. Council Tax D.

The Ofcom Broadband Checker states there is:

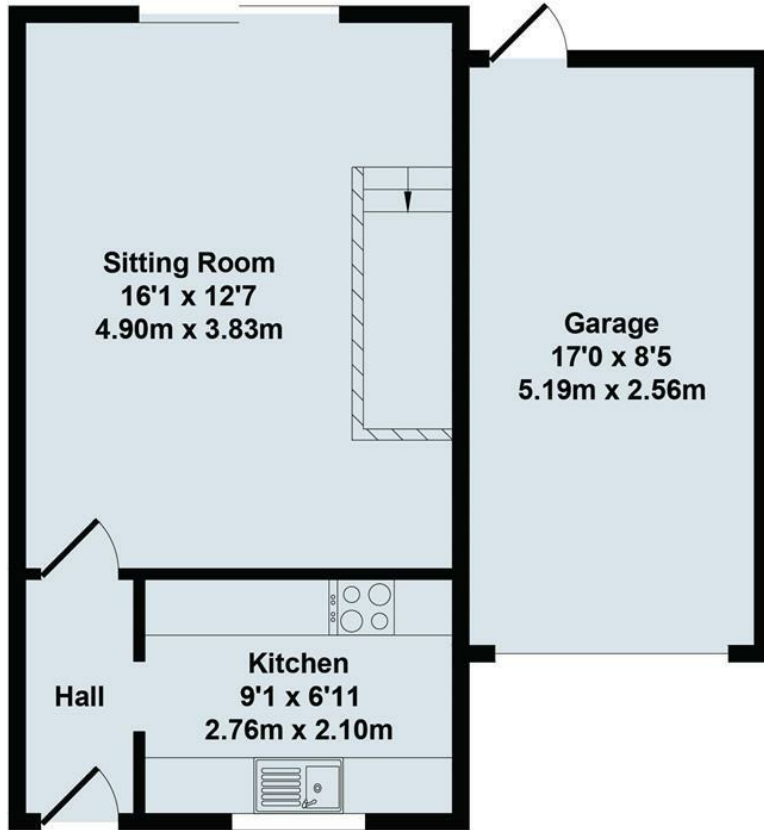
- Ultrafast broadband has download speeds of greater than 300Mbps

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

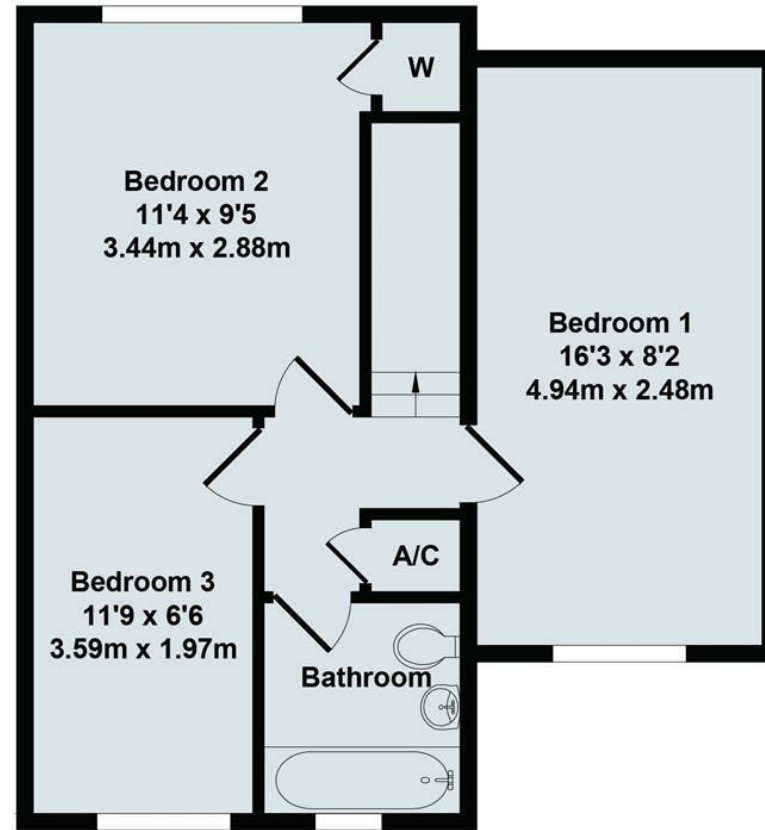


Council Tax Band: D

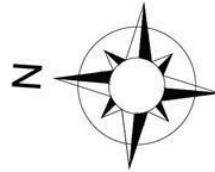




Ground Floor



First Floor




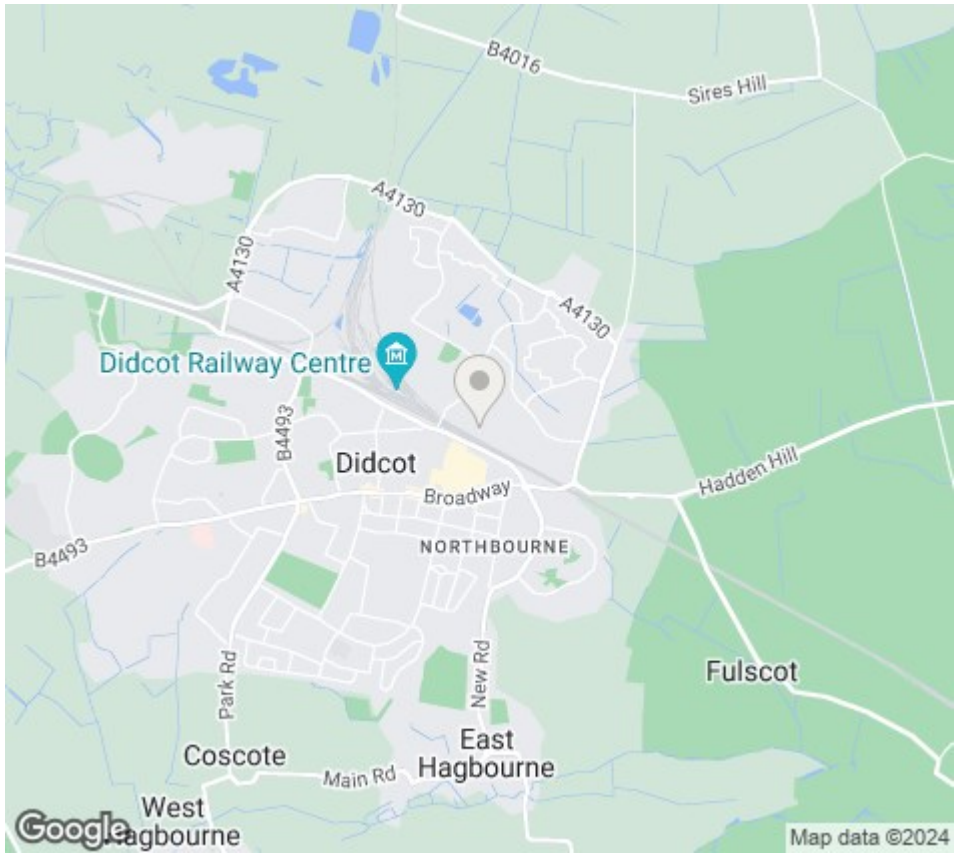
46 Evenlode Drive

Total Approx. Floor Area 889 Sq.Ft. (82.60 Sq.M.)

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

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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