



## 61 Sorrel Crescent, Didcot, OX11 6HQ

£2,500 PCM - 1st November 2024.

- 4 bedroom detached house with single garage
- Brunel Rise development
- Gas central heating
- 4 double bedrooms
- 2 reception rooms

# 61 Sorrel Crescent, Didcot OX11 6HQ

Four bedroom, detached house located on the desirable Brunel Rise development. The property presents itself to a high standard and comprises of large family sitting room, study, WC and large kitchen/dining room with UPVC French doors leading to the garden. First floor offers four double bedrooms with the largest being accompanied by an en-suite shower room. Additional family bathroom. Good size rear garden, with door leading to detached single garage and driveway parking to the front. Gas central heating. EPC B. Council Tax Band E

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: E



Approximate Gross Internal Area 1679 sq ft - 156 sq m  
 Ground Floor Area 734 sq ft - 68 sq m  
 First Floor Area 734 sq ft - 68 sq m  
 Garage Area 211 sq ft - 20 sq m



Although this floor plan shows the highest level of accuracy, measurements in plans, articles and books are approximate and no responsibility is taken for their accuracy or completeness. These plans are for approximate purposes only and do not constitute a guarantee of accuracy or liability for any errors or omissions. The figures shown in these plans are for information only and should not be relied on as a basis of calculation.







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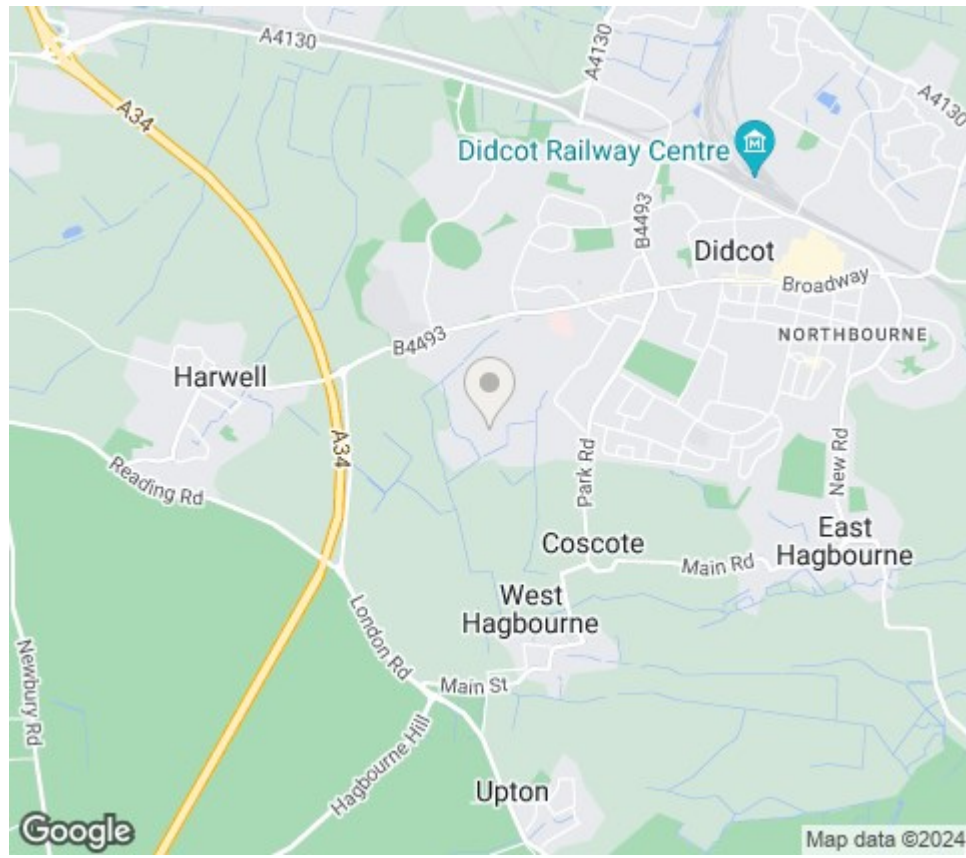
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</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

E