



## 9 Warner Crescent, Didcot, Oxon, OX11 8JY

£1,250 PCM - 4th October 2024.

- Two Double Bedroom House
- Gas Central Heating
- Fully Fitted Kitchen
- UPVC Windows
- Rear Garden
- Allocated Parking

# 9 Warner Crescent, Didcot OX11 8JY

Immaculately presented, 2 bedroom house, featuring fully fitted spacious kitchen/dining room with gas hob, electric oven, washing machine, fridge/freezer, sitting room, two double bedrooms, modern bathroom with shower over bath. Laminate flooring downstairs, carpets to bedrooms. All UPVC. Gas central heating. Small garden areas and allocated parking. Council tax Band C. EPC Rating D

Please note the white goods are to not be maintained.

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



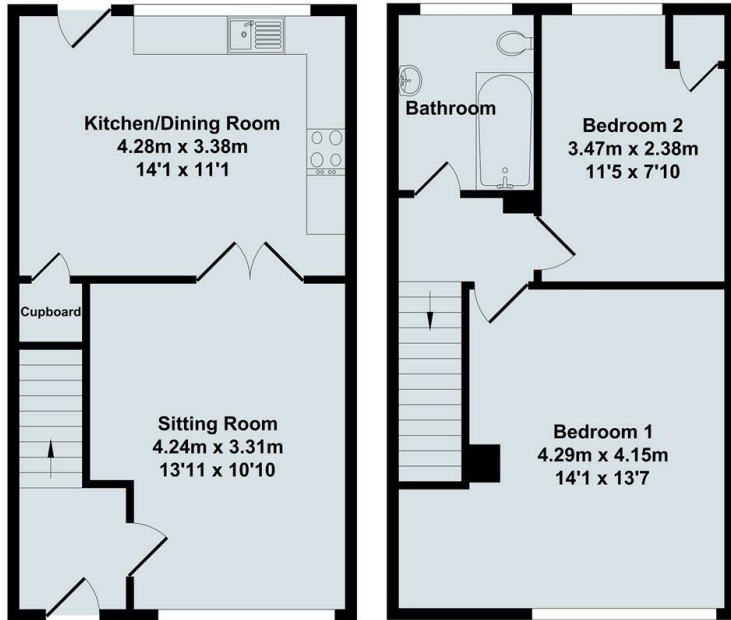
Council Tax Band: C









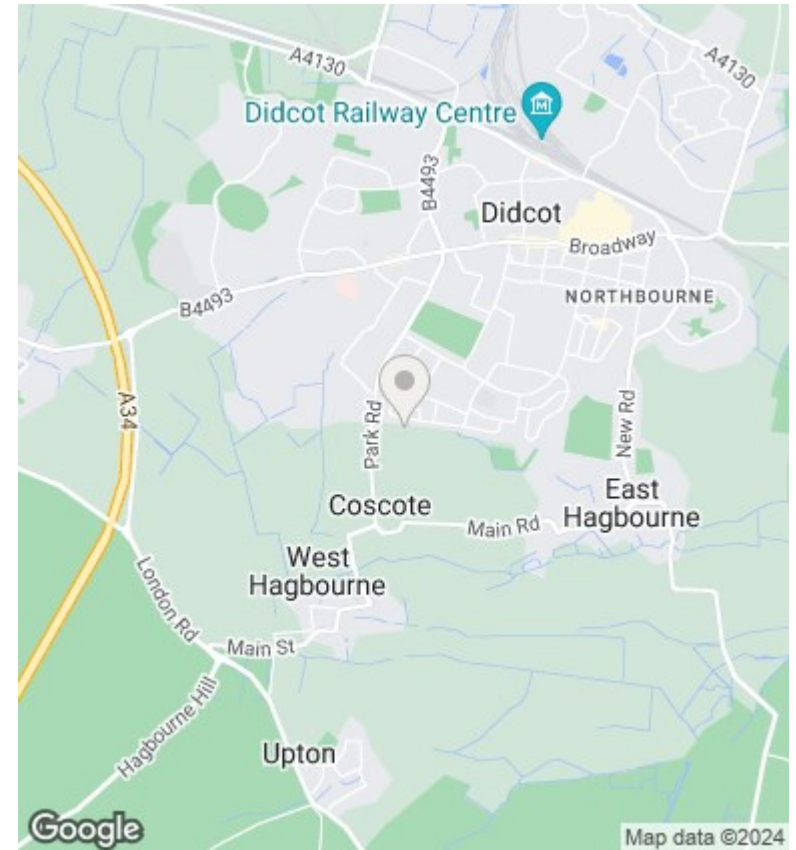


Ground Floor  
Approx. Floor  
Area 32.73 Sq.M.  
(352 Sq.Ft.)



First Floor  
Approx. Floor  
Area 32.73 Sq.M.  
(352 Sq.Ft.)

Total Approx. Floor Area 65.46 Sq.M. (705 Sq.Ft.)



## Directions

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>65</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	