



## 30 Raven Road, Didcot, Oxon, OX11 6DT

£2,500 Per Month - 23rd May 2025.

- IMMACULATELY PRESENTED, 4 BEDROOM, 3 STOREY TOWN HOUSE
- PRIVATE ENCLOSED REAR GARDEN
- GREAT WESTERN PARK
- GAS CENTRAL HEATING
- SINGLE GARAGE AND TWO PARKING SPACES

# 30 Raven Road, Didcot OX11 6DT

3 storey, 4 bedroom town house located at the popular Great Western Park development. Presented to an exceptionally high standard it comprises of sitting room/dining room overlooking the garden, fully fitted kitchen with gas hob, electric oven, fridge/freezer, washing machine, 2 double bedrooms on first floor, single bedroom, master bedroom on top floor (bed to remain). Ensuite shower to bedroom one, family bathroom on 1st floor with shower over bath. Gas central heating, enclosed rear garden, with astro turf, single garage and driveway with parking for 2 cars. EPC Rating C.

The Ofcom Broadband Checker states there is:

- Ultrafast broadband has download speeds of greater than 300Mbps.

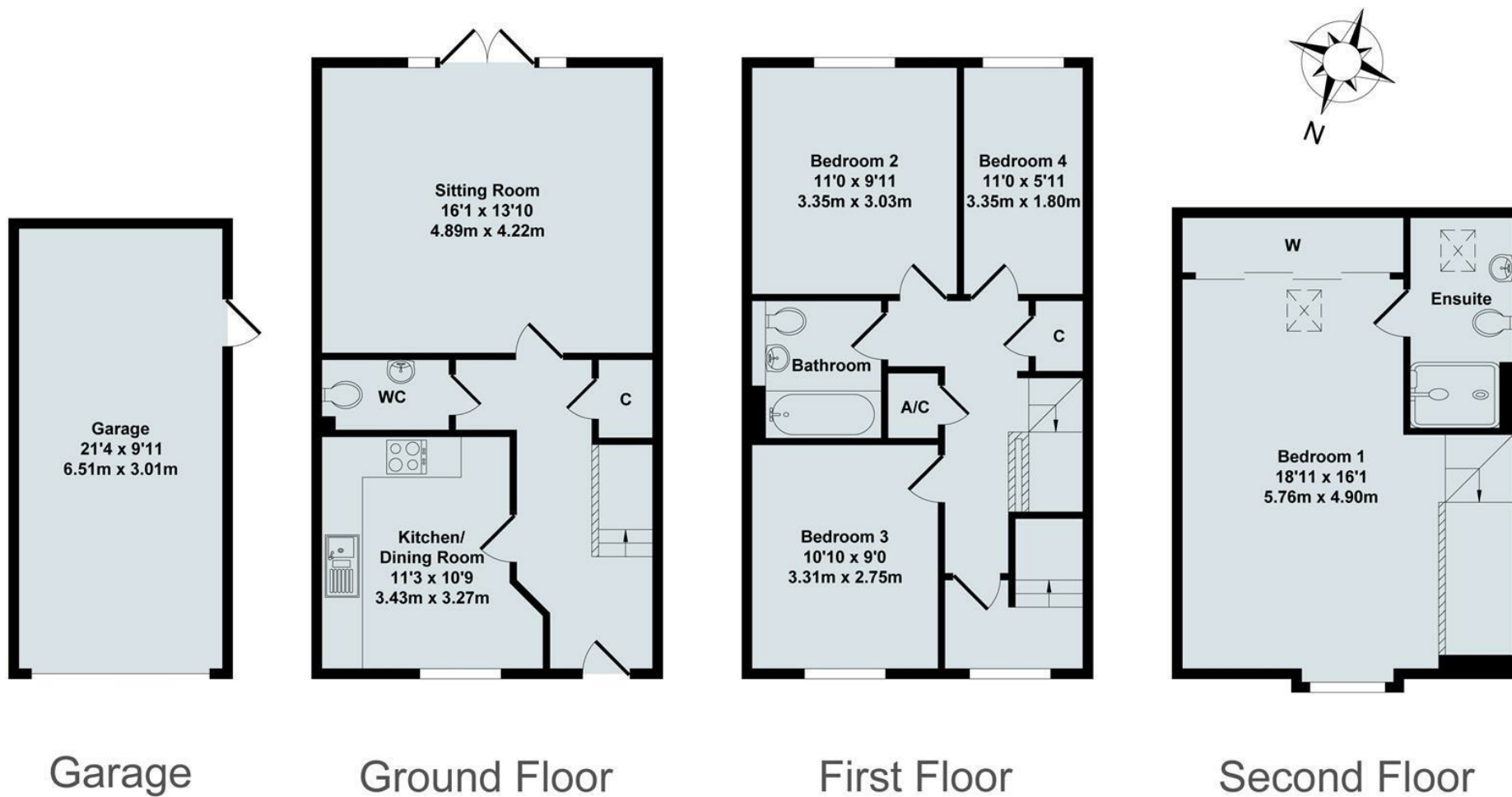
When an application is agreed a holding deposit will be required of a maximum of one weeks rent



Council Tax Band: E







**Total Approx. Floor Area 1500 Sq.Ft. (139.40 Sq.M.)**


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

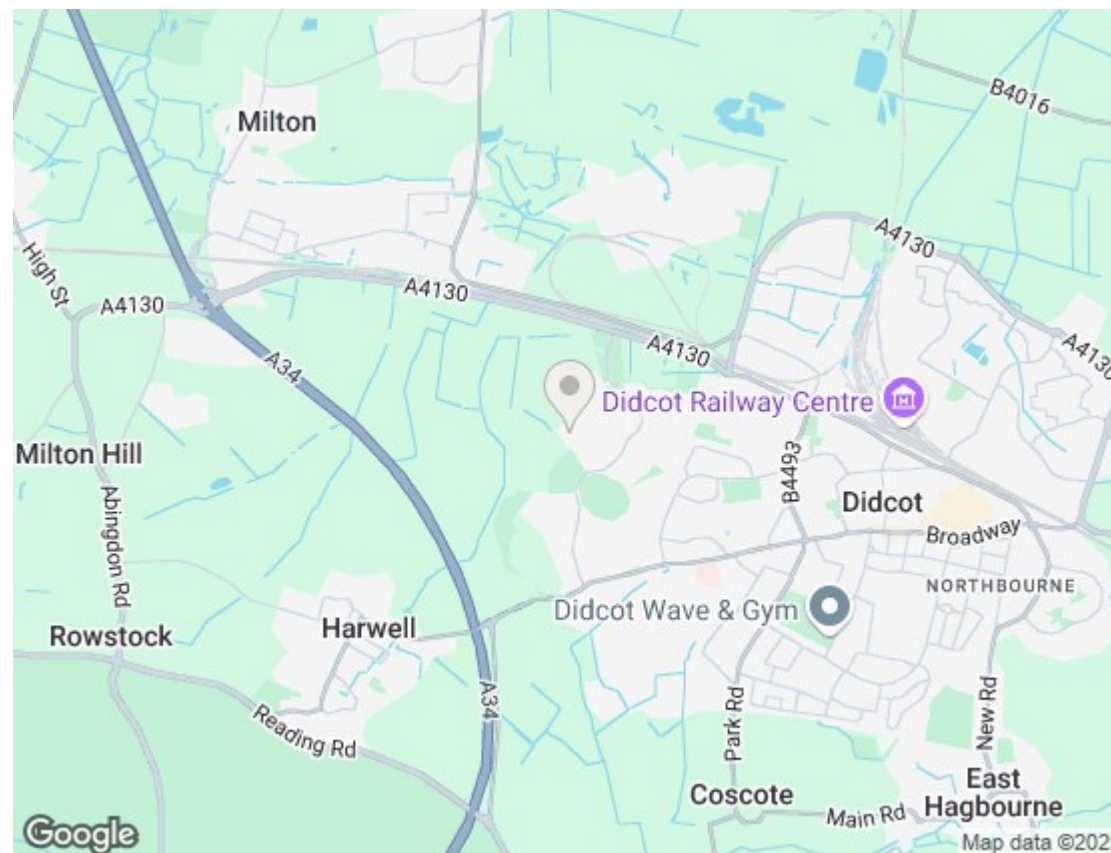






## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>	78	
(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