



## 47 Hamble Road, Didcot, Oxon, OX11 7QS

£1,200 Per Month - 20th June 2025

- Two bedroom, first floor apartment
- One Bathroom, with shower over bath
- Single garage
- Walking distance of town centre and railway station
- Gas central heating
- EPC Rating C

# 47 Hamble Road, Didcot OX11 7QS

Two bedroom, first floor apartment located on popular Ladygrove development within walking distance of town centre and Didcot Parkway railway station. Comprises entrance hallway, two bedrooms, bathroom, kitchen with cooker, washing machine and fridge/freezer, and spacious sitting room/dining room with views over open green space. UPVC double glazing, gas central heating and a single garage.

EPC Rating C council Tax Band B

The Ofcom Broadband Checker states there is:

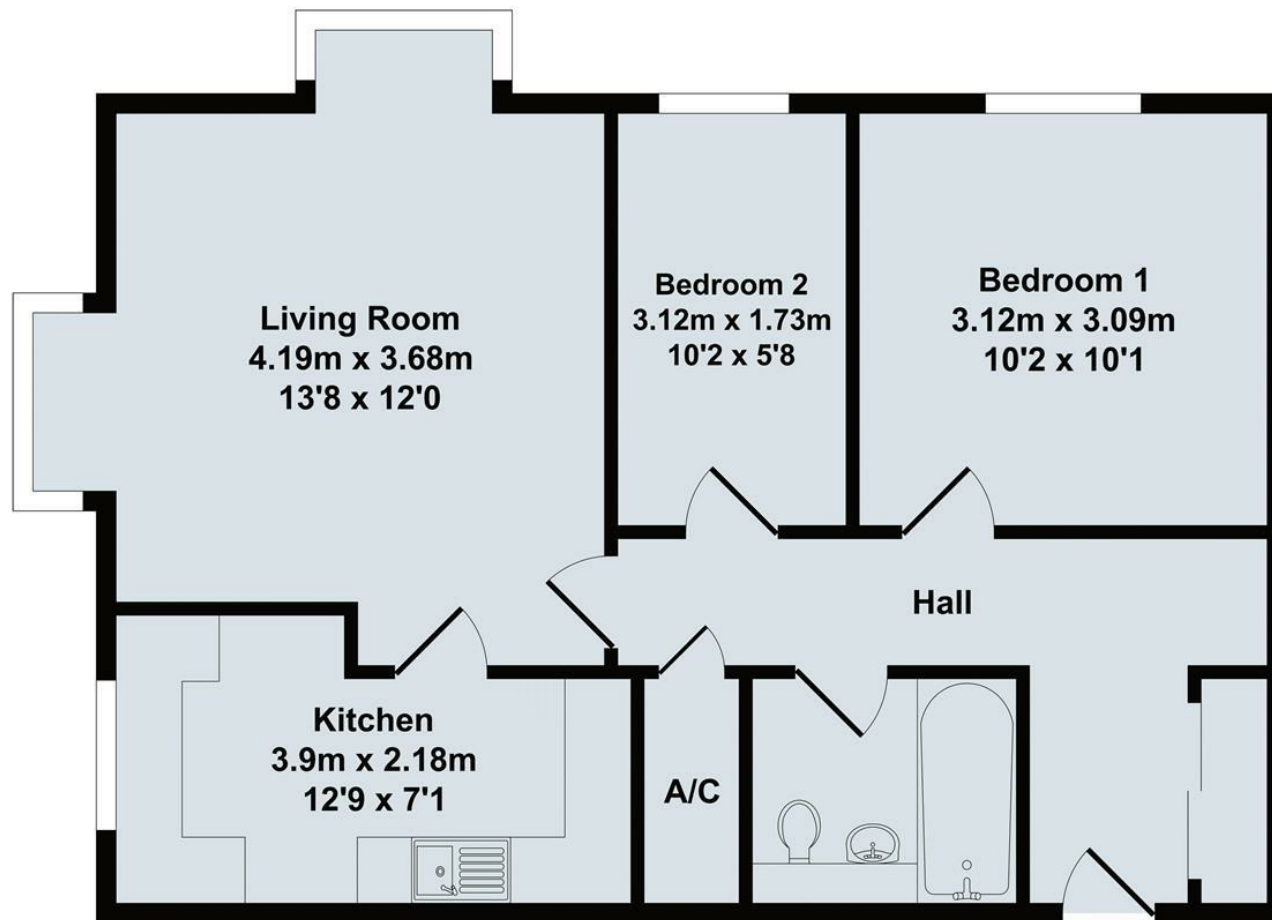
- Ultrafast broadband has download speeds of greater than 300Mbps.

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



Council Tax Band: B



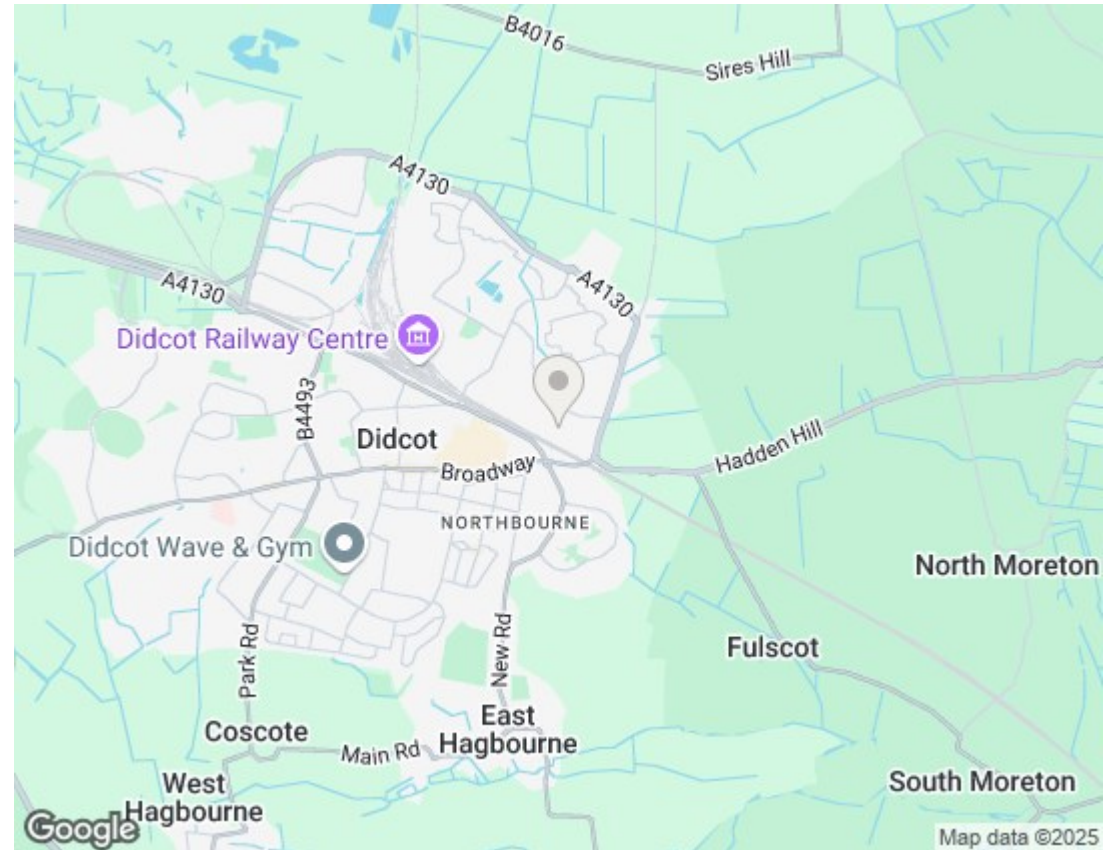


Approx. Floor  
Area 53.84 Sq.M.  
(580 Sq.Ft.)

Total Approx. Floor Area 53.84 Sq.M. (580 Sq.Ft.)

## Energy Efficiency Rating

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

B