



5 Fairacres Road , Didcot, Oxfordshire, OX11 8QE



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Offers in excess of  
£380,000





Situated in a no through road and located within a mature and well established part of town is this modernised three bedroom property with extensive garden, which is offered to the market with no onward chain. This super family home comprises a modern, well equipped kitchen diner overlooking the rear garden, downstairs shower room and further cloakroom, and dual aspect sitting room on the ground floor, whilst upstairs the three well-proportioned bedrooms are serviced by a modern family bathroom. To the front is parking and a useful garage along with side access to the substantial garden which is stunning in size and potential.

- \* A delightful semi detached family home which was fully re-furbished in 2018 and delightfully located in a mature and well established part of town

- \* Three well proportioned bedrooms and a family bathroom on the first floor

- \* Downstairs shower room and WC with a second separate cloakroom

- \* Modern kitchen diner well equipped with appliances and overlooking the superb rear garden

- \* Parking and garage to the front

- \* Extensive and impressive sized 'L' shaped rear garden with a selection of mature shrubs and fruit trees, overlooking the park and offering a great deal of potential

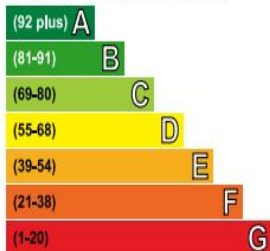
- \* Offered to the market with no onward chain





## Energy Efficiency Rating

Very energy efficient • lower running costs



Not energy efficient • higher running costs

Current	Potential
64	82

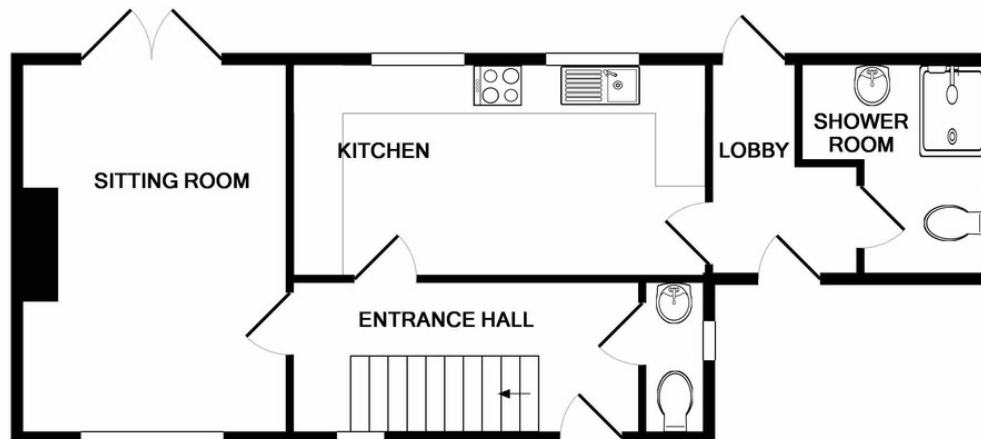
The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

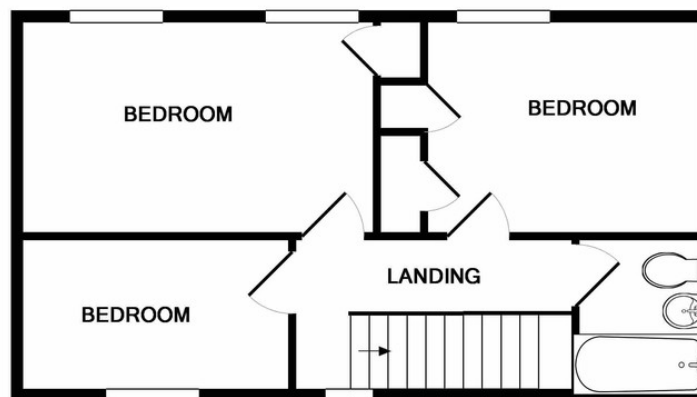
The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.



GROUND FLOOR  
APPROX. FLOOR  
AREA 518 SQ.FT.  
(48.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 425 SQ.FT.  
(39.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 944 SQ.FT. (87.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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