



13 WARNER CRESCENT DIDCOT, OX11 8JY

£399,995
FREEHOLD

Located off of Loyd Road Didcot, Warner Crescent is a desirable and well kept street, offering easy access to Didcot Parkway and the local amenities. This end of terrace property offers Four bedrooms and family bathroom with the ability to create an ensuite room. Downstairs there are two reception rooms, a conservatory, downstairs toilet and kitchen. The rear garden has a large shed, greenhouse and access to a service lane via the back gates. The front garden offers off street parking for one car currently and garden, with an integral garage and side access to the garden.

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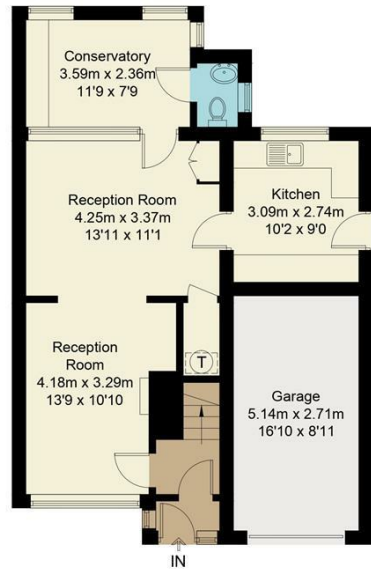
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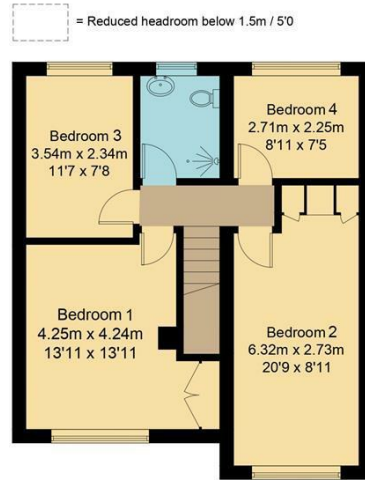
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Approximate Gross Internal Area = 113.9 sq m / 1226 sq ft
Garage = 14.4 sq m / 155 sq ft
Total = 128.3 sq m / 1381 sq ft
Shed / Green House = 14.2 sq m / 152 sq ft
Garden / Driveway Area = 151.8 sq m / 1633 sq ft



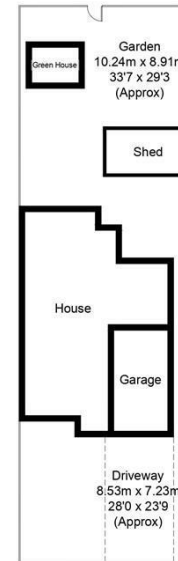
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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