



23 ORWELL DRIVE DIDCOT, OX11 7RX

**£285,000
FREEHOLD**

Located in the ever-popular Ladygrove area, this well-presented two-bedroom end-terrace home is ideal for first-time buyers, downsizers, or investors seeking a comfortable and conveniently located property.

The accommodation comprises a bright and welcoming lounge with doors opening directly onto the rear garden — perfect for both relaxing and entertaining. The well-laid-out kitchen is practical and functional, offering everything needed for day-to-day living. Upstairs, the property features two well-proportioned bedrooms and a clean, well-maintained bathroom, making excellent use of the available space.

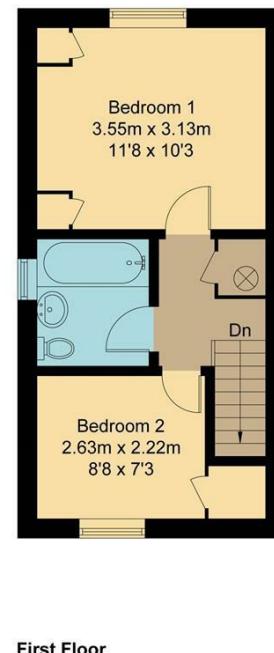
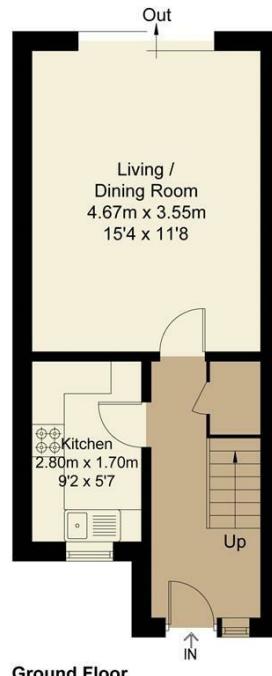
Externally, the home benefits from a good-sized garden, providing an enjoyable outdoor area with plenty of potential to personalise. There are also two allocated off-road parking spaces.

William | Jones

Estate Agents

**Orwell Drive, OX11**

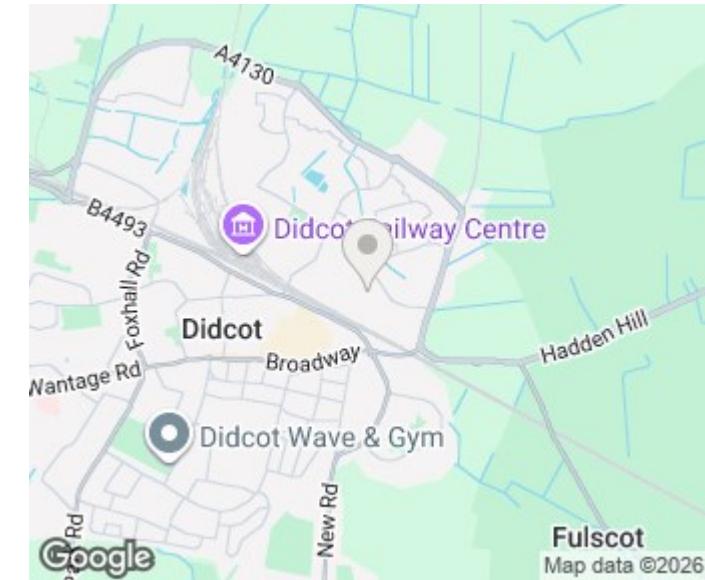
Approximate Gross Internal Area = 56.10 sq m / 604 sq ft
 Shed = 4.50 sq m / 48 sq ft
 Total = 60.60 sq m / 652 sq ft
 For identification only - Not to scale



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		63
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards.

Not to scale, for illustration and layout purposes only.
 © Mortimer Photography. Produced for William Jones.
 Unauthorised reproduction prohibited

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

Head Office Sales
 210 Broadway
 Didcot
 Oxfordshire
 OX11 8RN

01235 812229
 didcot@wjestates.co.uk
 www.wjestates.co.uk

William | Jones

Estate Agents