



23 ORWELL DRIVE DIDCOT, OX11 7RX

£285,000
FREEHOLD

Located in the ever-popular Ladygrove area, this well-presented two-bedroom end-terraced 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,

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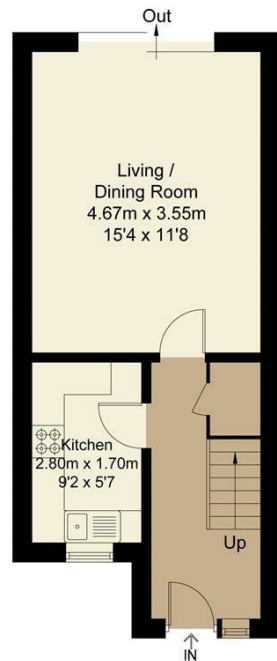
Estate Agents



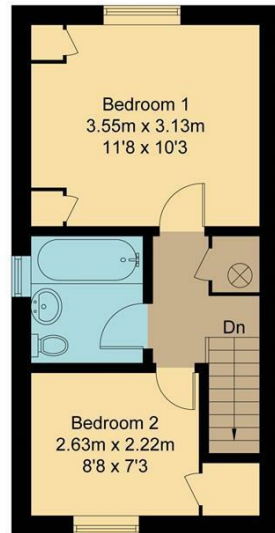
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Orwell Drive, OX11

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



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

Floor plan produced in accordance with RICS Property Measurement Standards.
Not to scale, for illustration and layout purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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