



## 8 Erlestoke Avenue, Didcot, OX11 9FY

£2,250 PCM - 5th September 2026.

- three bedroom detached house
- Gas central heating
- EPC Rating B
- Noble Park development
- Garage
- Enclosed rear garden
- Council Tax Band E

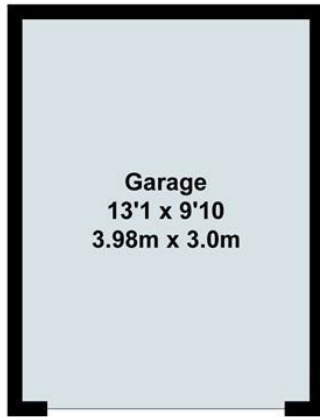
## 8 Erlestoke Avenue, Didcot OX11 9FY

Immaculately presented, three bedroom detached house on popular Noble Park development. Open plan kitchen/dining room with integrated appliances, fridge/freezer, dishwasher, microwave, washer/dryer, sitting room, downstairs cloakroom, 3 double bedrooms, ensuite double shower to bedroom one. Enclosed rear garden, garage at the end of the garden. Gas central heating.



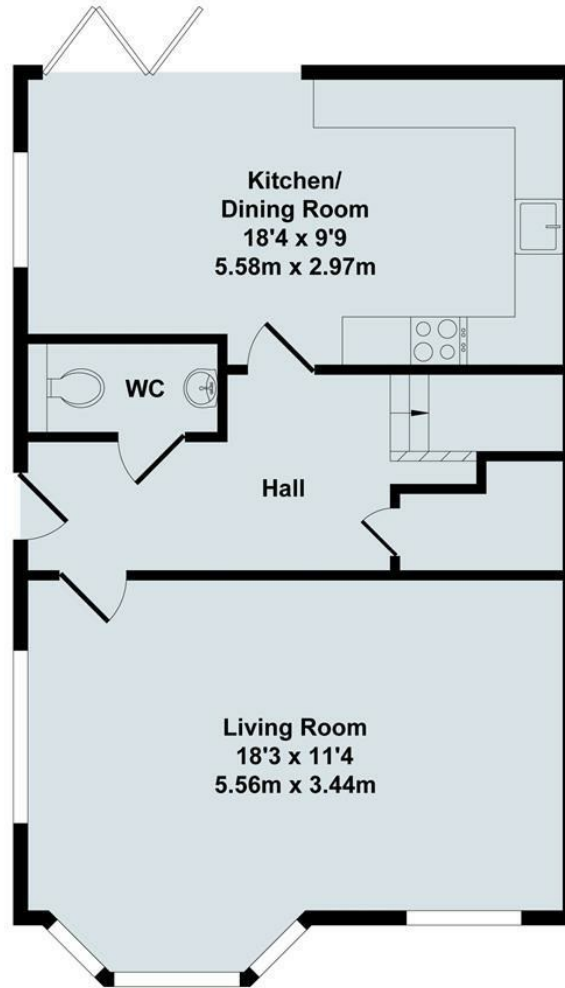
Council Tax Band: E





**Garage**  
13'1 x 9'10  
3.98m x 3.0m

Garage



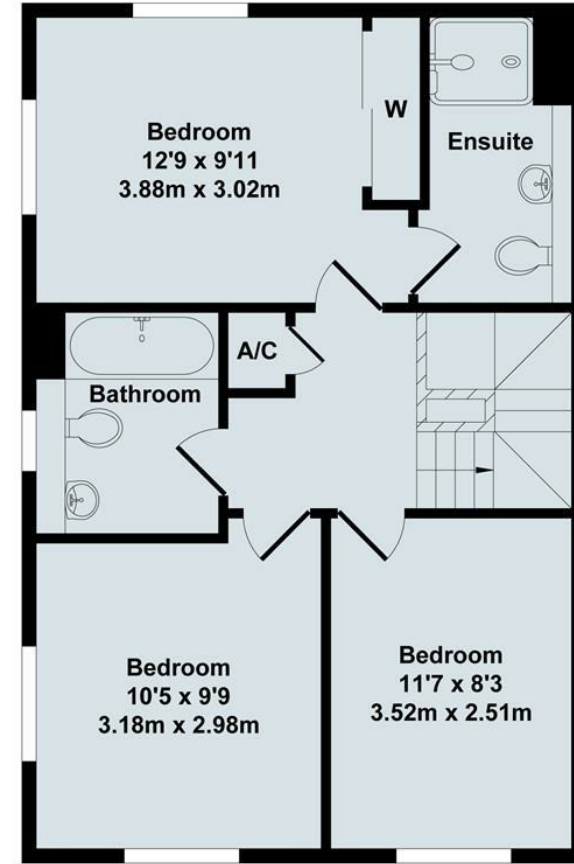
**Kitchen/  
Dining Room**  
18'4 x 9'9  
5.58m x 2.97m

WC

Hall

**Living Room**  
18'3 x 11'4  
5.56m x 3.44m

Ground Floor



**Bedroom**  
12'9 x 9'11  
3.88m x 3.02m

W

Ensuite

Bathroom

A/C

**Bedroom**  
10'5 x 9'9  
3.18m x 2.98m

**Bedroom**  
11'7 x 8'3  
3.52m x 2.51m

First Floor


**Total Approx. Floor Area 1186 Sq.Ft. (110.20 Sq.M.)**

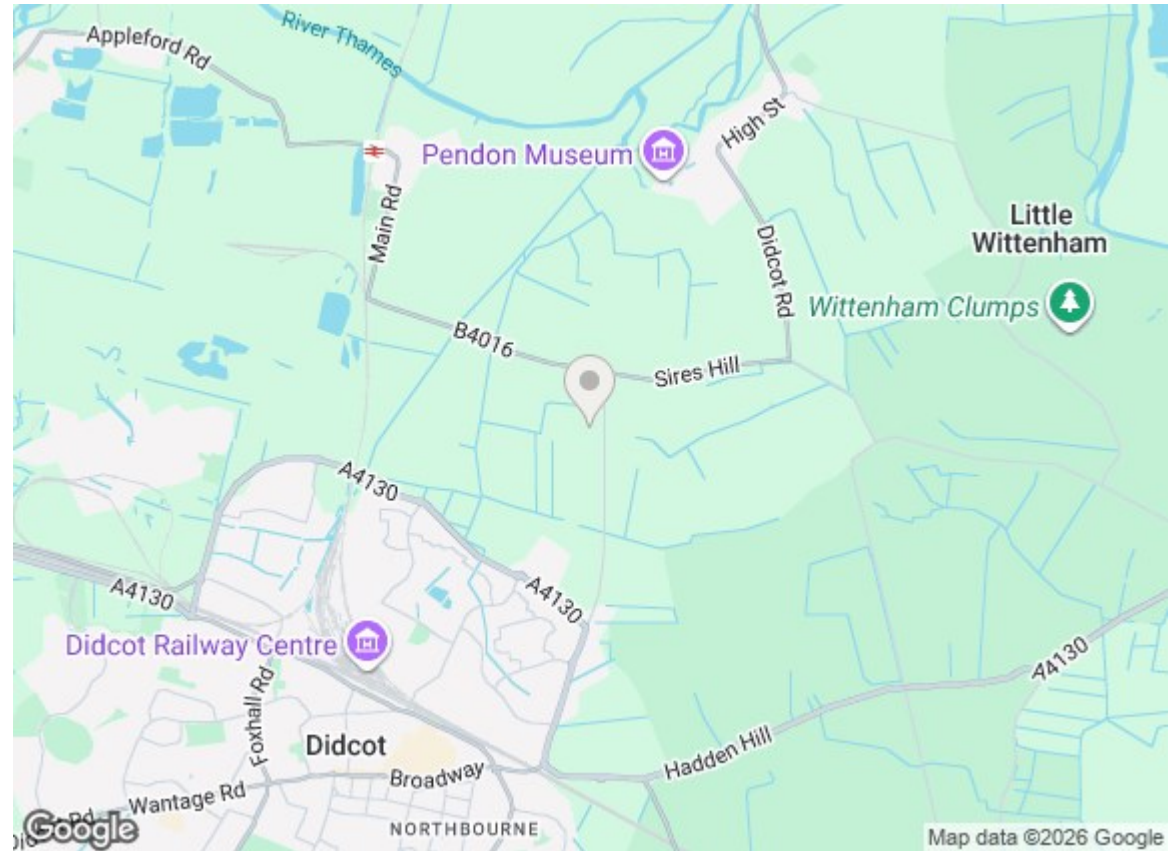
All items illustrated on this plan are included in the "Total Approx Floor Area"





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(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

E