



17 St. Hildas Close
Didcot, Oxfordshire, OX11 9UU



JAMESGESNER
- ESTATE AGENTS -



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OX11 9UU**

GUIDE £290,000 FREEHOLD

Situated in a popular and well-established residential area of Fleet Meadow in Didcot, this charming two-bedroom link-detached home offers an excellent opportunity for first-time buyers, investors, or those looking to downsize and is offered chain free.



Upon entering, you are immediately welcomed into a bright and inviting kitchen/diner/ reception room which provides a versatile space for relaxing and entertaining. Previously modernised by the current owners, the space benefits from ample natural light, courtesy of double-glazed windows and sliding doors to the rear of the property and features a neutral décor that allows for personal touches to make it your own. The modern kitchen is well-proportioned and equipped with essential appliances and offering sufficient storage and worktop space for everyday cooking needs as well as an attractive island for eating or preparing food.

Upstairs comprises of two double bedrooms, both featuring double glazing and fitted with carpets for added comfort. Neutrally decorated, this home is ready to move in and has that modern feel. The bathroom is conveniently located on the same floor and includes a modern suite with a bath, shower, wash basin, and WC, finished in a clean and contemporary style.



One of the standout features of this home is the private garden, which provides a peaceful outdoor space perfect for gardening enthusiasts and alfresco dining. The garden is well-maintained and offers a safe environment for children or pets to play. Additionally, the property benefits from a garage, providing secure storage or potential for conversion subject to planning permission, as well as off-road parking for one vehicle.

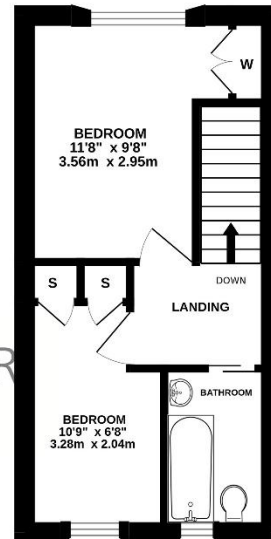
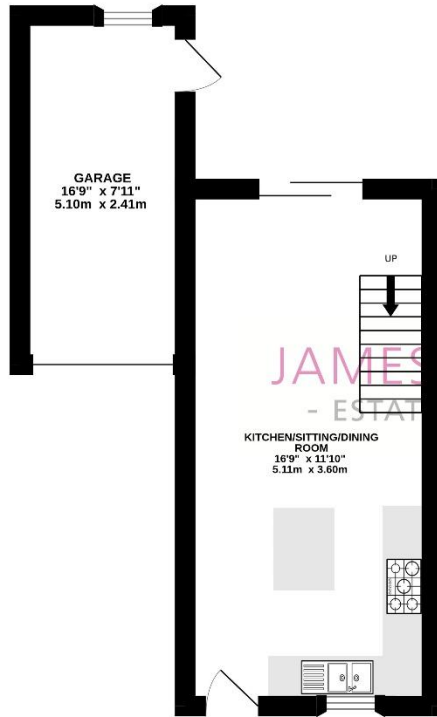
Practicalities are well catered for with gas central heating throughout, ensuring warmth and comfort during the colder months, and double glazing which enhances energy efficiency and reduces noise. The property is presented in good condition and ready for immediate occupation, making it a hassle-free purchase.

Didcot itself is a thriving town in Oxfordshire, known for its excellent transport connections, including a mainline railway station with direct services to London Paddington and Oxford, making it an ideal location for commuters. The town offers a range of shopping facilities, from high street favourites to independent boutiques, alongside supermarkets and local markets.



GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR
292 sq.ft. (27.2 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C	75	
(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	

TOTAL FLOOR AREA: 717 sq.ft. (66.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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 operation or efficiency can be given.
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