



3 Dudcote Field
Didcot, Oxfordshire, OX11 6JN



JAMESGESNER
- ESTATE AGENTS -



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OX11 6JN**

GUIDE £350,000 FREEHOLD



This neatly presented two bedroom, semi detached property, developed by the renowned David Wilson Homes in 2020, is located in the desirable Dida Gardens development within close proximity to the A34, Didcot Train Station and is offered with no onward chain.

The ground floor accommodation comprises; entrance hall, a well-appointed modern kitchen with integrated appliances, a downstairs cloakroom, rear aspect living/dining room with under stairs storage and French doors leading to the east facing rear garden.

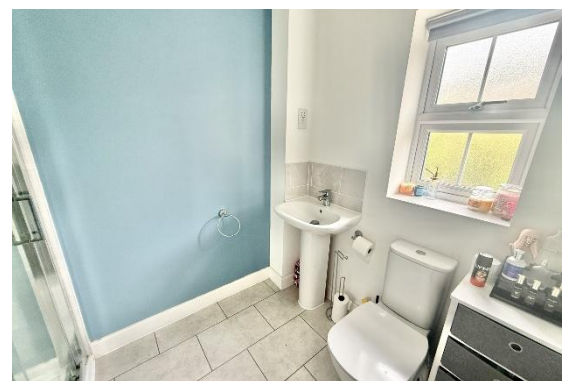
The first floor offers two double bedrooms both fully equipped with fitted wardrobes & contemporary en-suite bathroom facilities. The landing also benefits from access to a storage cupboard, a practical and often-overlooked feature.

To the rear of the property, you will find an enclosed, low maintenance/secluded garden laid mainly to lawn with a patio area, mature shrubs and a raised area at the rear which offers a further seating area and a timber framed garden shed. Side access opens to a double driveway providing off street parking.



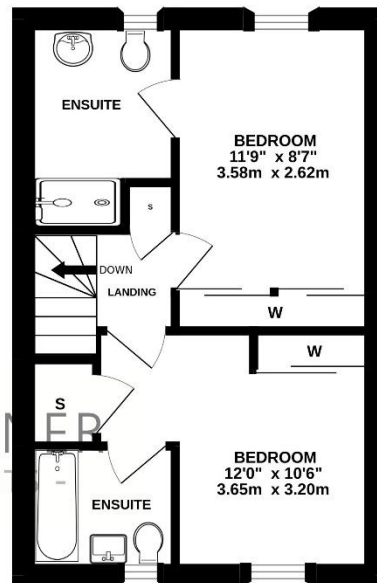
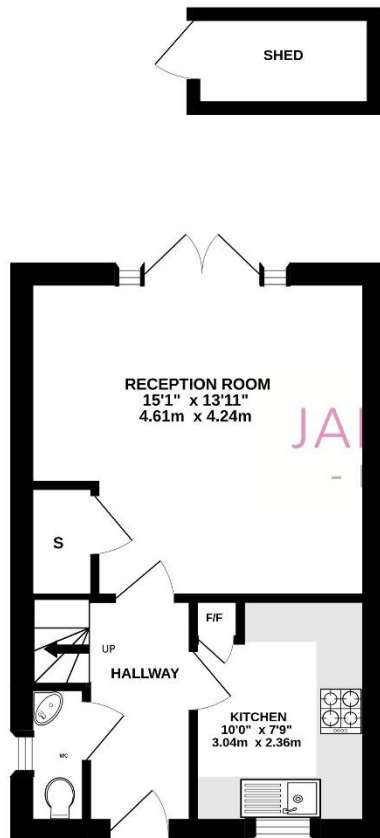
This immaculately maintained home benefits from double glazing, gas radiator central heating and a high energy efficiency rating.

Situated less than a mile from Didcot Parkway mainline railway station, with links to London Paddington (45 minutes), Oxford and Reading (20 minutes), and only a mile from the developing Orchard shopping centre with a range of shops, eateries and a Sainsbury's and Aldi supermarket.



GROUND FLOOR
392 sq.ft. (36.5 sq.m.) approx.

1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		96
(81-91)	B	83	
(69-80)	C		
(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: 754 sq.ft. (70.0 sq.m.) approx.

Whilst 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 operability or efficiency can be given.

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