



148 Park Road  
Didcot, Oxfordshire, OX11 8QR



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**148 Park Road  
Didcot  
Oxfordshire  
OX11 8QR**

**OIEO £425,000 FREEHOLD**



This modern and well presented, non-estate, three-bedroom detached family house situated within this sought after location to the south of the town, offered for sale with a garage, driveway and no onward chain.

Accommodation comprises; entrance hallway, cloakroom, fully integrated kitchen/breakfast room and spacious lounge with French doors leading onto the landscaped west facing rear garden.

Upstairs comprises; a large master bedroom with ensuite, a further double bedroom, a single bedroom and a family bathroom. Further benefits include gas central heating and uPvc windows.



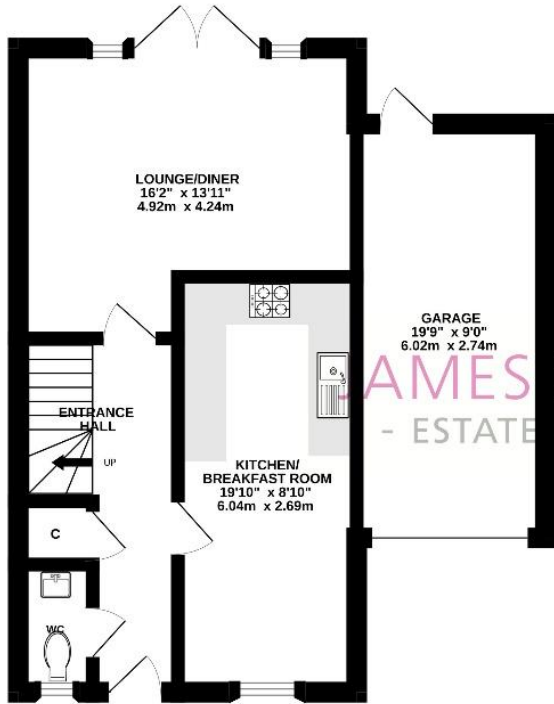
The property is located in Didcot, the principal town of South Oxfordshire, known for its strong community and excellent local amenities.

The Orchard Centre provides a wide range of shops, cafés, restaurants, a theatre, arts centre and multiplex cinema. The town is also well served by schooling, including two secondary schools — St Birinus School and Didcot Girls' School — along with several primary schools.

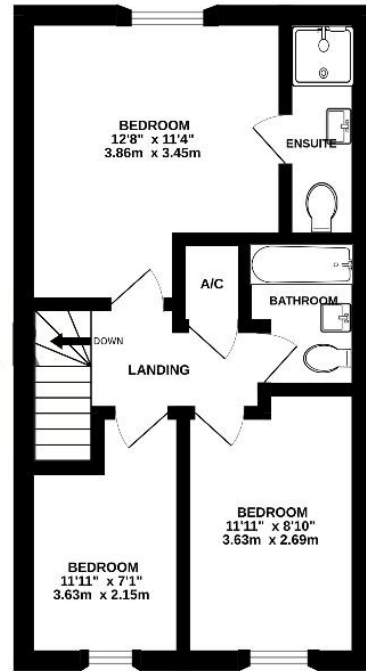
Didcot Parkway station offers fast and frequent rail services to London Paddington in approximately 45 minutes, as well as direct connections to Swindon, Bristol and Cardiff. The town also benefits from excellent road links via the A34, providing easy access to both the M4 and M40.



GROUND FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR  
497 sq.ft. (46.1 sq.m.) approx.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B			
(69-80) C		79	
(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: 1170 sq.ft. (108.7 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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