



86 Edwin Road
Didcot, Oxfordshire, OX11 8LD



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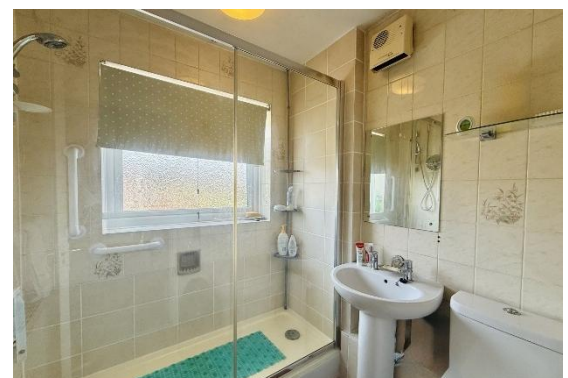
**86 Edwin Road
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GUIDE £460,000 FREEHOLD



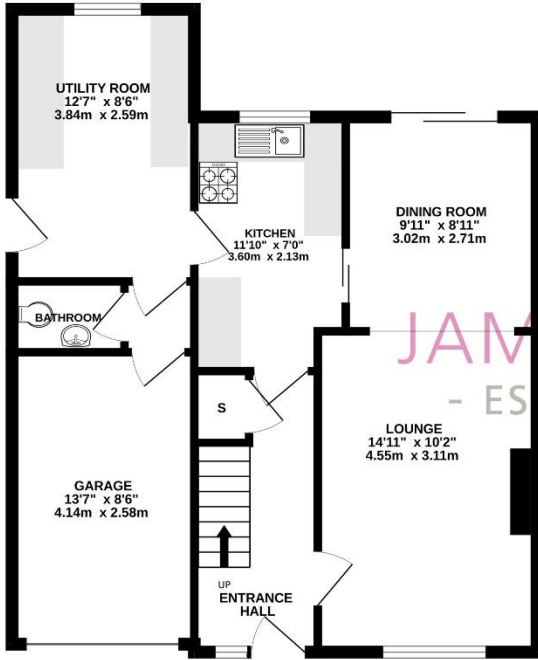
Offered to the market with no onward chain is this extended and spacious four bedroom semi-detached family home which is located within this sought after road in the older part of Didcot. Offered for sale with no onward chain and in need of some updating.

The property comprises of; entrance hallway, lounge, dining room with doors to the rear garden, kitchen, utility room, cloakroom, integral garage, five bedrooms (four doubles and a single) and two bathrooms. One of the properties main selling features is the south facing garden which measures over 70 feet in length. There is also a driveway to the front providing parking for three cars.

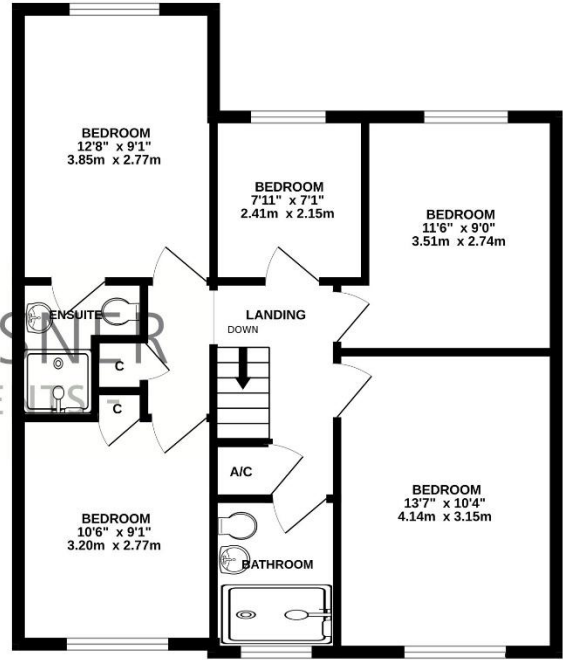


The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington from Didcot Parkway (approx. 40 minutes).

GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	85
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 1307 sq.ft. (121.4 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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