

**ORWELL DRIVE, DIDCOT, OXFORDSHIRE, OX11 7RY**

- One bedroom house
- Private parking space
- Modern throughout
- Low maintenance garden
- Close proximity to Didcot train station
- Available July 2024
- EPC rating D

**£1,050 per month + permitted payments \***

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE ABINGDON BRANCH ON 01235 526907



**davistate.com**

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.



### PROPERTY DESCRIPTION

One bedroom semi-detached home is located on the ever so popular Ladygrove development, . Meaning access to local amenities all nearby. Benefits include, modern kitchen and bathroom, allocated parking space and a southerly facing rear garden. Available July. EPC rating D.

### LOCAL INFORMATION

Didcot sits in an enviable location with superb road and rail links. It has a wealth of shops, restaurants, cafes, sport, fitness, leisure and art facilities. There are a number of excellent schools at both primary and secondary level including three with an Ofsted Outstanding rating. Famous walks and landmarks including the mysterious White Horse Hill and the iconic Wittenham Clumps are also on your doorstep.

### ACCOMMODATION

Front door leading to a dual aspect sitting room with sliding patio doors out the garden, recently fitted kitchen with oven/hob, and space for a washing machine and fridge freezer. Upstairs comprises of a double bedroom and a bathroom.

### OUTSIDE SPACE

Outside include one private parking space and a low maintenance garden with shed.



### **LOCAL AUTHORITY and SERVICES**

South Oxfordshire District Council council tax band B, Mains water and electric.

### **IMPORTANT NOTICE**

\* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

### **DISCLAIMER**

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)

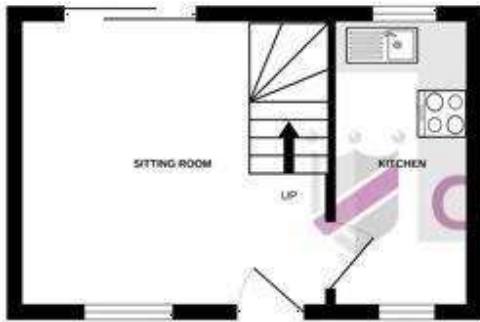
### **REFERRAL FEES**

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

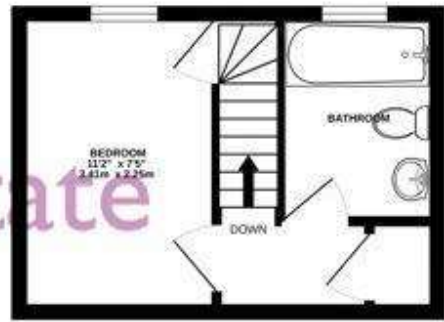




GROUND FLOOR  
192 sq.ft. (17.9 sq.m.) approx.



1ST FLOOR  
175 sq.ft. (16.2 sq.m.) approx.



TOTAL FLOOR AREA : 367 sq.ft. (34.1 sq.m.) approx.  
Measurements are approximate - not to scale - illustrative purposes only.  
Made with Homestyler ©2022