



## 4 MEDLOCK GROVE

DIDCOT, OX11 7XY

£1,650 PCM

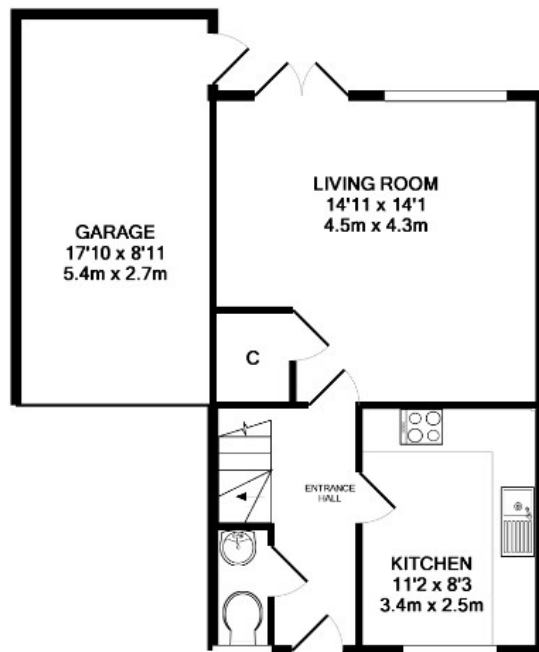
A well presented three bedroom semi detached house with garage is available in April to rent. Situated on the popular Ladygrove Estate within a Cul de sac, the property offers a downstairs w/c, kitchen and lounge, with two double bedrooms (one with ensuite) and a third bedroom suitable for a single or bunk beds. The private garden is a great size for all to enjoy. Please contact William Jones for viewings 01235 812229.

### Tenant Fees

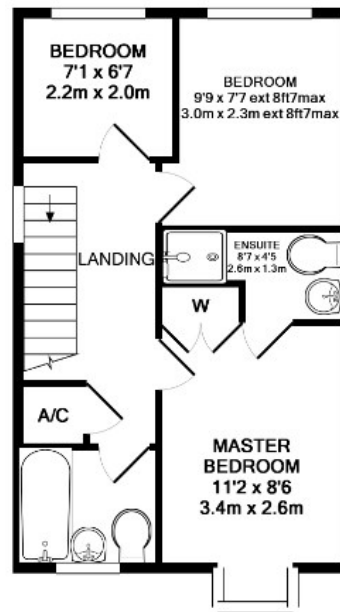
A holding fee equivalent to one weeks rent (£380.00). This is refunded 7 days after the tenancy start date unless the tenant wishes for it to be deducted from the first months rent.

William | Jones

Estate Agents



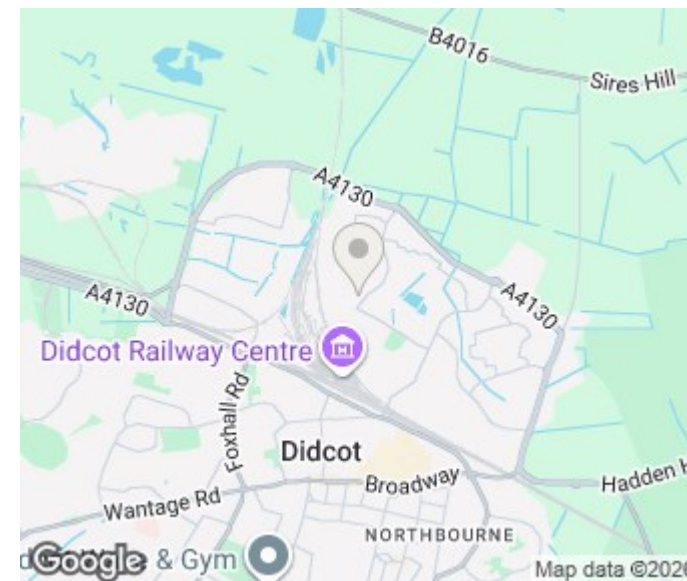
GROUND FLOOR  
APPROX. FLOOR  
AREA 536 SQ.FT.  
(49.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 383 SQ.FT.  
(35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 919 SQ.FT. (85.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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