



23 ORWELL DRIVE DIDCOT, OX11 7RX

**£285,000
FREEHOLD**

Located in the ever-popular Ladygrove area, this well-kept two-bedroom end-terraced home is perfect for first-time buyers, downsizers, or investors, looking for a well-situated and comfortable home.

The accommodation includes a bright, welcoming lounge that opens directly onto the rear garden – perfect for relaxing or entertaining. The kitchen is functional and well laid out, with everything you need for day-to-day living. Upstairs, the property offers two nicely sized bedrooms and a clean, well-maintained bathroom, making the most of the space available.

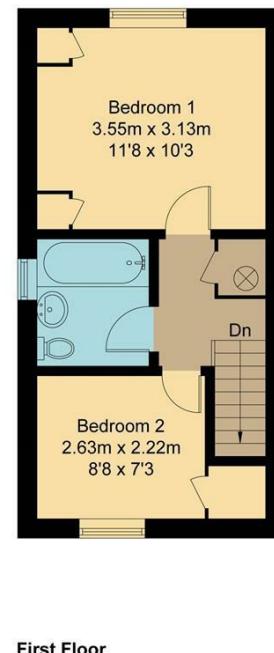
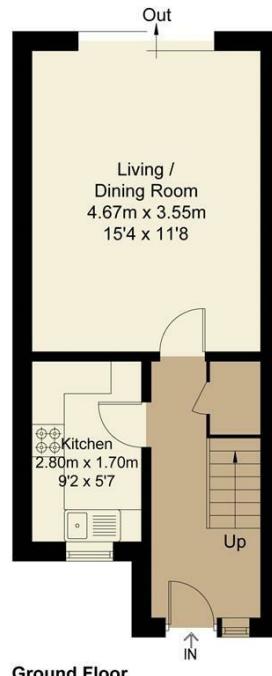
Outside, the home benefits from private off-road parking and a good-sized garden, offering a pleasant outdoor space with scope to make it your own. Set in a quiet residential area, it's just a short distance from local schools, public transport links, shops, and other amenities. Didcot Parkway and the Orchard Centre are both easily accessible, making commuting and shopping simple and

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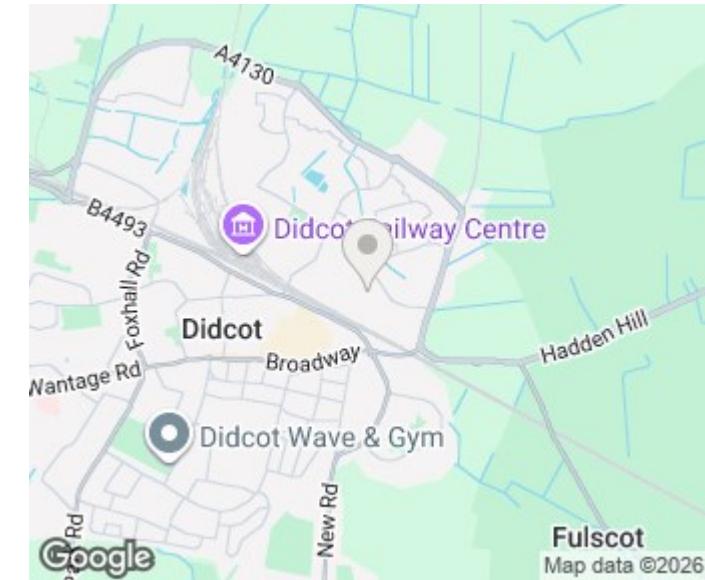
Approximate Gross Internal Area = 56.10 sq m / 604 sq ft
 Shed = 4.50 sq m / 48 sq ft
 Total = 60.60 sq m / 652 sq ft
 For identification only - Not to scale



(Not Shown In Actual Location / Orientation)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		63
(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	

Floor plan produced in accordance with RICS Property Measurement Standards.

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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

Head Office Sales
 210 Broadway
 Didcot
 Oxfordshire
 OX11 8RN

01235 812229
 didcot@wjestates.co.uk
 www.wjestates.co.uk

William | Jones

Estate Agents