



110 BRASENOSE ROAD DIDCOT, OX11 7BN

**£375,000
FREEHOLD**

Well-situated three-bedroom chalet bungalow with no onward chain, just minutes from Didcot Parkway station and the Orchard Centre. The light-filled living room enjoys a dual aspect and useful under-stairs storage, leading to a ground-floor bedroom with garden access, a stylish newly refurbished wet room, and a fitted kitchen with space for white goods.

Upstairs, the main double bedroom includes built-in wardrobes and direct access to the bathroom, which can also be reached from the landing. A second bedroom provides further storage, with eaves space and restricted head height.

The home sits on a plot with driveway parking, a single garage with light and power, and a private rear garden with mature planting and a patio area perfect for outdoor enjoyment.

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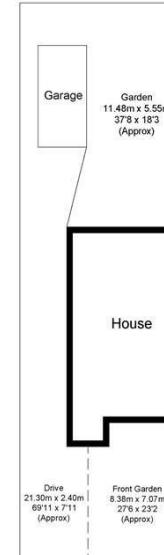
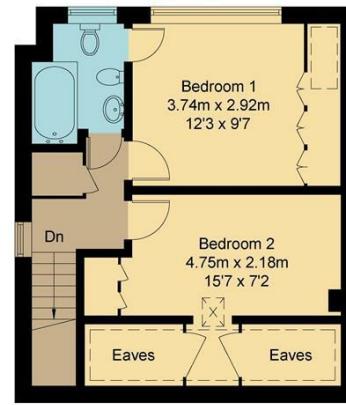
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**Brasenose Road, OX11**

Approximate Gross Internal Area = 91.10 sq m / 981 sq ft
 Garage = 13.00 sq m / 140 sq ft
 Total = 104.10 sq m / 1121 sq ft
 For identification only - Not to scale



= Reduced Headroom Below 1.5m / 5'0



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 82 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 60 |
| (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

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