



## 6 BOSLEYS ORCHARD DIDCOT, OX11 7NY

**£399,950  
FREEHOLD**

Nestled in the charming Bosleys Orchard area of Didcot, this delightful link-detached house offers a perfect blend of comfort and modern living. Built in 1977, the property has been thoughtfully maintained and features a spacious reception room that welcomes you with warmth and light.

The house boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the newly designed rear garden, which is south-west facing, providing ample sunlight throughout the day. This outdoor space is perfect for entertaining guests or simply enjoying a quiet afternoon in the sun.

For those with vehicles, the property offers parking for up to three cars, a valuable asset in this desirable area. Additionally, the conservatory adds a touch of elegance and provides a lovely spot to relax while overlooking the garden.

The community spirit is enhanced by a WhatsApp neighbours group, fostering a friendly and supportive environment. This home is not just a property; it is a place where memories can be made. With its appealing features and prime location, this house in Bosleys Orchard is a wonderful opportunity for anyone looking to settle in Didcot.



William | Jones

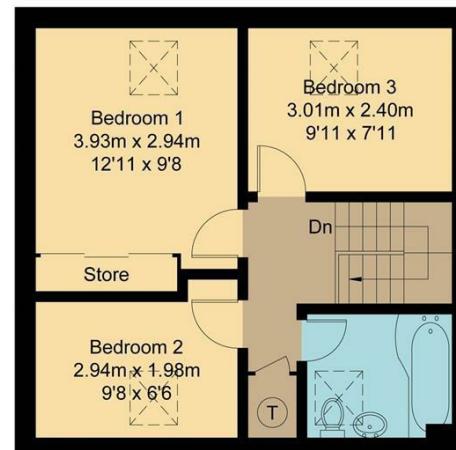


### Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards.  
Not to scale, for illustration and layout purposes only.  
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### Bosleys Orchard, OX11

Approximate Gross Internal Area = 87.80 sq m / 945 sq ft  
Garage = 11.60 sq m / 125 sq ft  
Total = 99.40 sq m / 1070 sq ft  
For identification only - Not to scale



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	84	88
(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		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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