



## 9 LADYCROFT PARK

DIDCOT, OX11 9QN

**£135,000**  
**LEASEHOLD**

This 36' x 20' Homeseeker Affinity was built in 2012 and has had only one careful owner from new, with proof of purchase available. In 2017/18, additional insulation was fitted to the walls, further enhancing the comfort and efficiency of the home.

Inside, the home offers a lounge and dining area with a welcoming feel and good natural light. The kitchen is well equipped and benefits from a washing machine, dishwasher, fridge/freezer, oven and electric hob, all of which can remain with the sale.

The main bedroom is a generous size, featuring a three-door fitted wardrobe and its own private en-suite. The second bedroom also includes fitted wardrobes, and there is a separate family bathroom of a practical size.

**William | Jones**

**Estate Agents**



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## Ladycroft Park, OX11

Approximate Gross Internal Area = 69.60 sq m / 749 sq ft

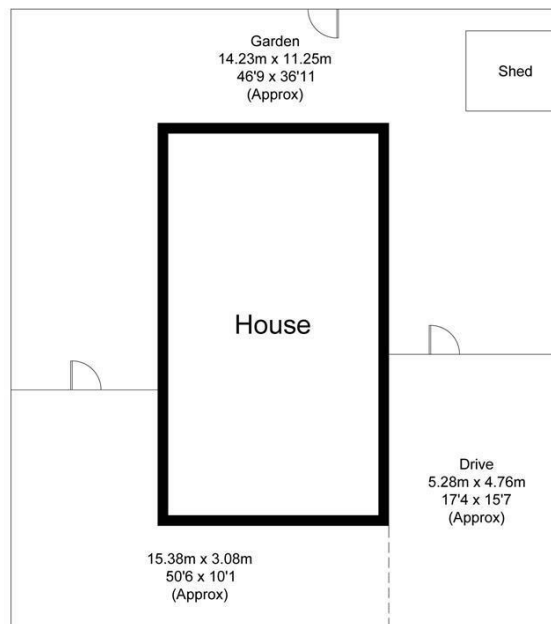
Shed = 6.90 sq m / 74 sq ft

Total = 76.50 sq m / 823 sq ft

For identification only - Not to scale



Ground Floor



Not to scale, for illustration and layout purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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