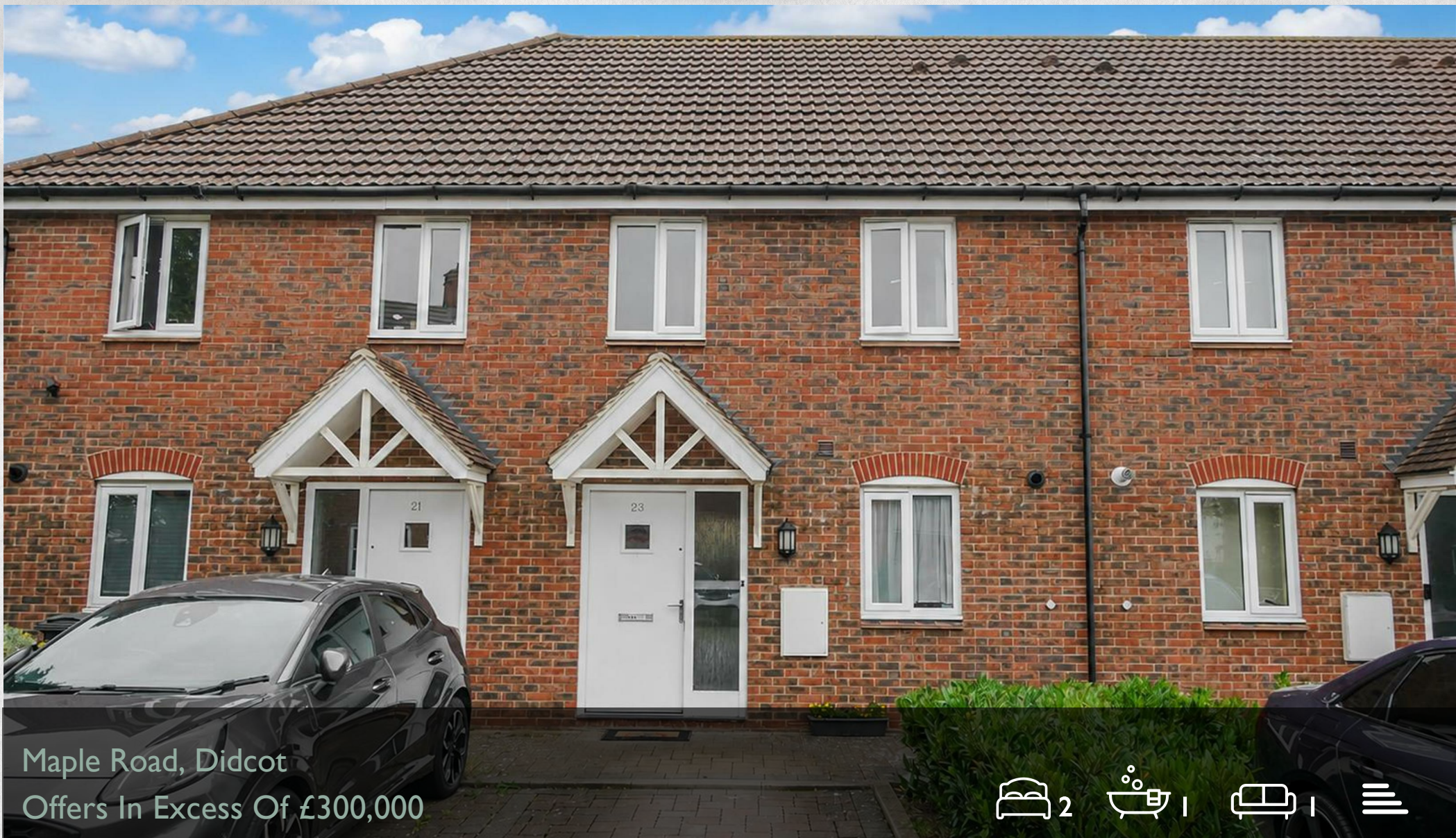


WE VALUE



YOUR HOME



Maple Road, Didcot  
Offers In Excess Of £300,000



Situated in a convenient location close to local shops, sports facilities and a range of everyday amenities, this well-presented two-bedroom home offers comfortable living space and a desirable south-east facing rear garden.

The ground floor comprises a generous living/dining room, providing an ideal space for both relaxing and entertaining, alongside a fitted kitchen and a convenient downstairs cloakroom. Upstairs, there are two well-proportioned double bedrooms, both served by a family bathroom.

Externally, the property benefits from a private south-east facing rear garden and off-street parking for one vehicle.

What the Owner Says...

"The bedrooms are a really good size, and the house benefits from excellent built-in storage. We love being close to parks, fields, walks and schools, while still having easy access to Didcot town centre and amenities such as the swimming pool. The road is very quiet, and the property is well insulated with excellent soundproofing."





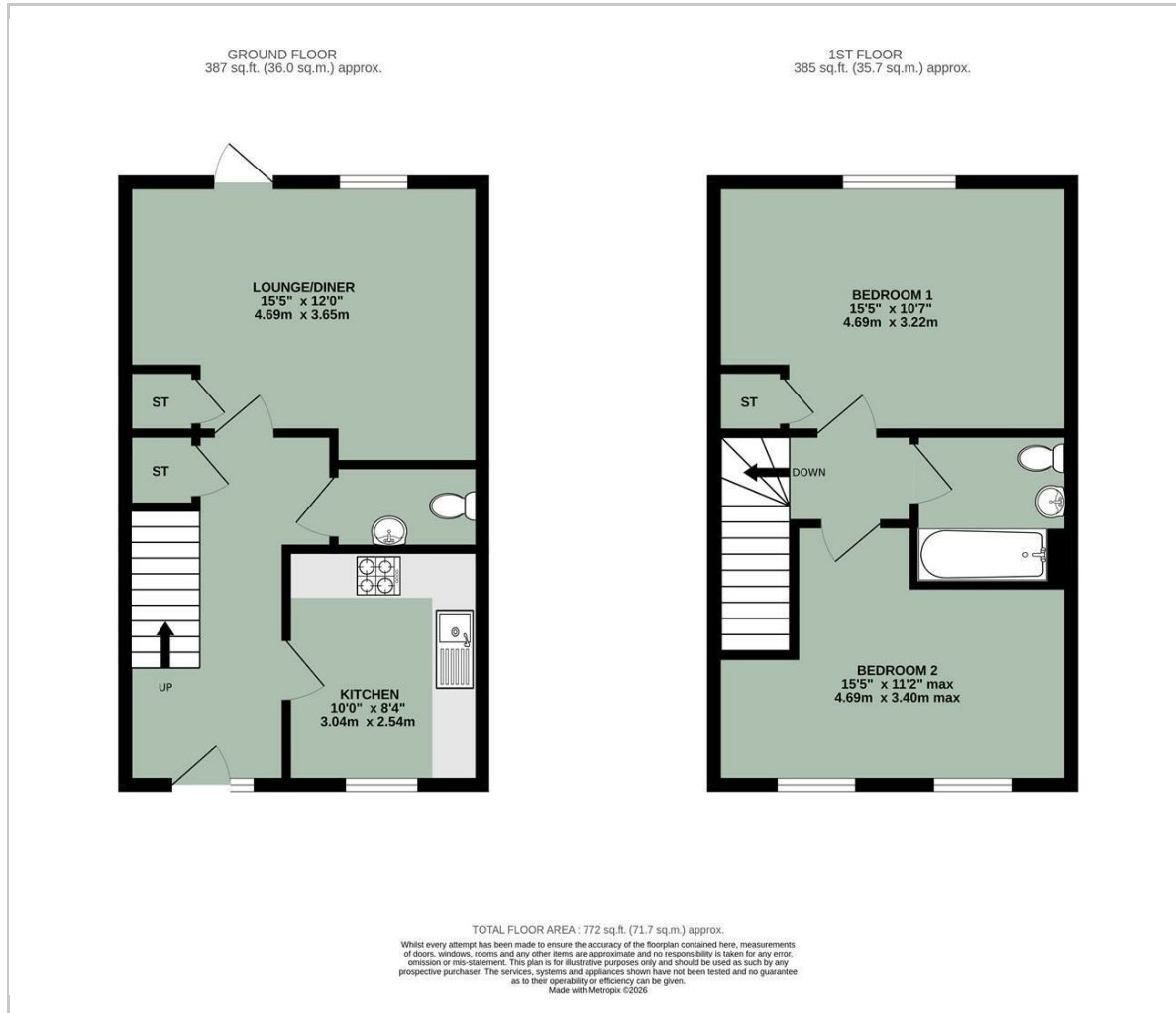
- SOUTH-EAST FACING REAR GARDEN
- TWO DOUBLE BEDROOMS
- LIVING/DINING ROOM & SEPARATE KITCHEN
- OFF-STREET PARKING FOR ONE VEHICLE
- FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM
- CLOSE TO SHOPS & LOCAL SPORTS FACILITIES



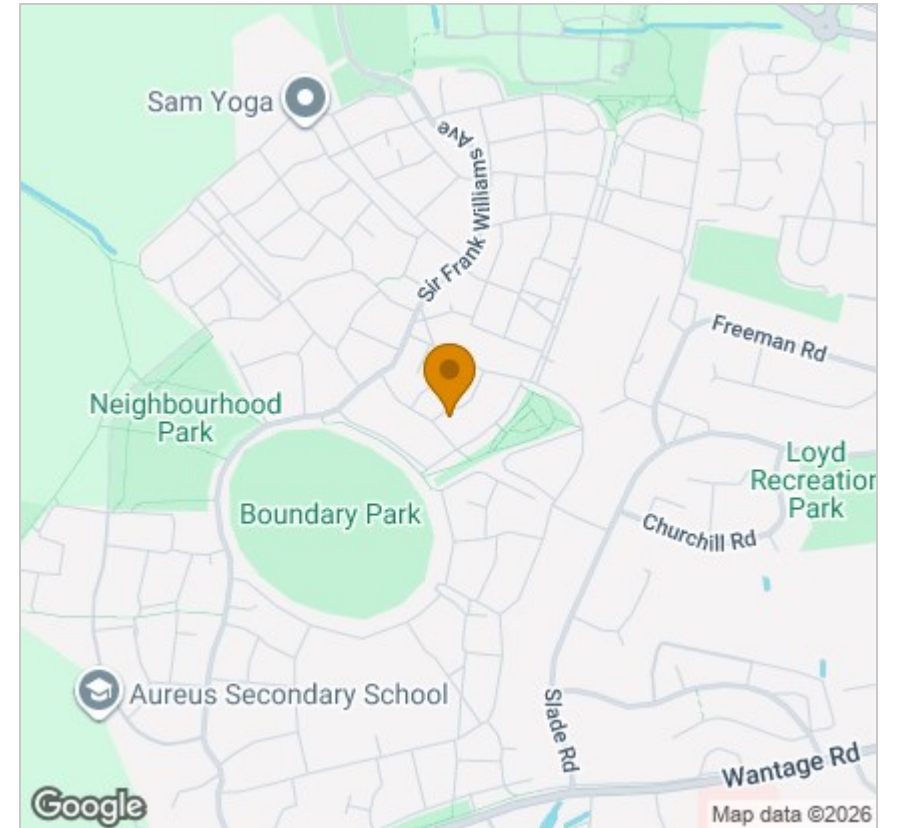
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
92 plus <b>A</b>			92 plus <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Energy Efficiency Graph

## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL  
Tel: 01491 839999 opt.1 Email: [sales@inhouseestateagents.co.uk](mailto:sales@inhouseestateagents.co.uk) [www.inhouseestateagents.co.uk](http://www.inhouseestateagents.co.uk)