



34 Reed Street, Didcot, Oxfordshire, OX11 6FL

## 34 Reed Street, Didcot, Oxfordshire, OX11 6FL

This large FOUR bedroom detached property boasting a total living area of 1357 sq feet (126 SQM) without the garage, situated on Brunel Rise is available to rent long term. A well-presented property throughout offering spacious family living. The property comprises a family kitchen diner with ample storage and lounge, downstairs cloakroom with space for tumble dryer, with private garden and garage extending the total Sqm to 146. Upstairs, there is a main bedroom with ensuite, three further bedrooms all offering fitted wardrobes and family bathroom. Ideal for the Aureus primary and secondary school and walking distance to Didcot Girls and Gems primary school.

To avoid disappointment for a rare chance to rent this wonderful property please call William Jones lettings on 01235 812229

£1,800 pcm





## Energy performance certificate (EPC)

34, Reed Street  
DIDCOT  
OX11 6FL

Energy rating  
**B**

Valid until: **7 August 2028**  
Certificate number: 8403-4685-0939-8607-5883

Property type Detached house

Total floor area 126 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	86   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

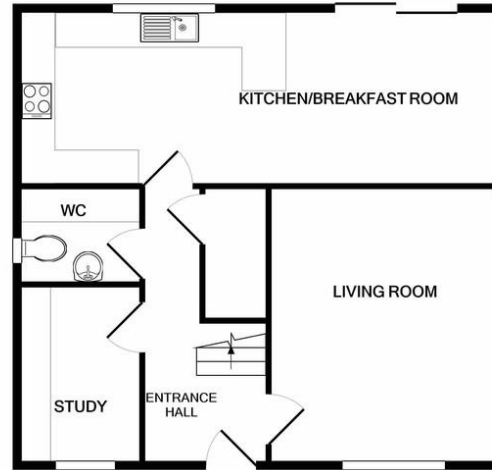
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

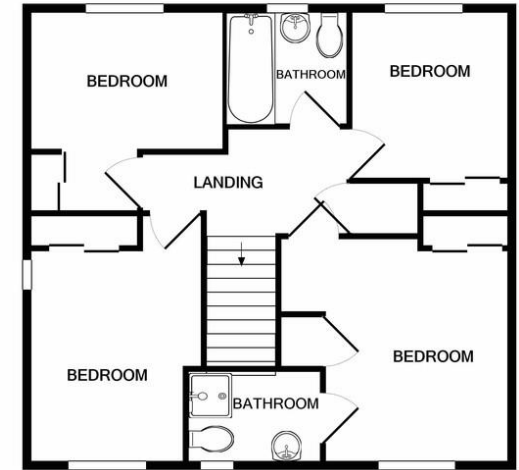
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



GROUND FLOOR  
APPROX. FLOOR  
AREA 658 SQ.FT.  
(61.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 658 SQ.FT.  
(61.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1316 SQ.FT. (122.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2021