



49 Roding Way, Didcot

Modern terraced house located on the popular Ladygrove development in Didcot



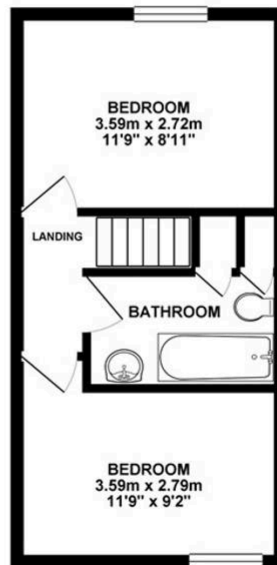
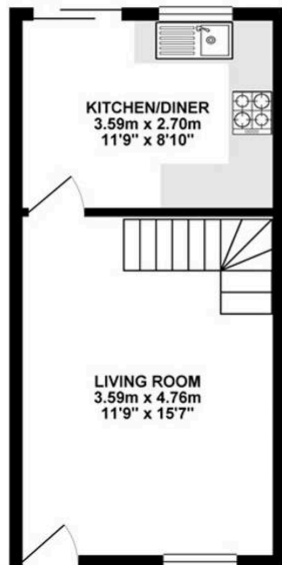
- Modern Terraced House • Living Room • Kitchen/Breakfast Room with Appliances • Bathroom • 2 Bedrooms • Garage • Enclosed Rear Garden • Convenient for Didcot Parkway Train Station and the Orchard Centre



49 Roding Way, Didcot, OX11 7RG

GROUND FLOOR 27.1 sq. m.
(291.70 sq. ft.)

1ST FLOOR 27.29 sq. m.
(293.75 sq. ft.)



TOTAL FLOOR AREA: 54.39 sq. m. (585.45 sq. ft.) approx.
Where areas are given they have been calculated to ensure the accuracy of the finished construction. Measurements of walls, windows, doors and all other built-in elements are taken to the face of the wall, window or door frame. This plan is for guidance purposes only and should be used in conjunction with the ground floor plan. The agency, system and appliances shown have not been tested and no guarantee is given as to their suitability or efficiency can be given.
<http://www.eia.gov.uk>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	90
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		67	91
England, Scotland & Wales			
EU Directive 2002/91/EC			

