



19 Loder Road, Harwell, OX11 0HR

Offers Over £280,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offering off street parking directly to the front and an additional spot to the side of the neighbouring dwelling, the roomy accommodation is spread over two floors; the ground floors accommodation offers an entrance hall, kitchen & family sitting room with UPVC double glazed doors leading on to the rear garden. To the first floor is a family bathroom with three-piece suite and two double bedrooms. One of the double bedrooms offers built in storage space. Externally to the front of the property is a hard standing driveway with space for one vehicle but with the added benefit of a second space to the side of the neighbouring property. To the rear is a sunny & low maintenance garden laid mostly to patio and gravel. Other benefits include gas central heating, UPVC double glazed windows as well as village bus routes servicing Didcot Parkway Train Station & town centre amenities.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has private driveway parking. Ofcom checker indicates standard to superfast broadband is available with the possible exception of ultrafast. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. The government portal generally highlights this as an unlikely/low risk address for flooding. Harwell conservation area. We are not aware of any planning permission would negatively affect the property. Details of any covenants or easements are available on request from the estate agent. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have not carried out a survey but please note that the property has Artex ceilings to the majority of ceilings within the property.





Key Features

- Off street parking for two vehicles
- Village location
- Coming to market with no onward chain
- Two double bedrooms
- Direct bus services to Didcot Parkway Train Station
- Within a walkable/ cyclable distance to Harwell Campus
- Village amenities including a convenience store and butchers
- EPC Rating D
- Council Tax Band C

The Location

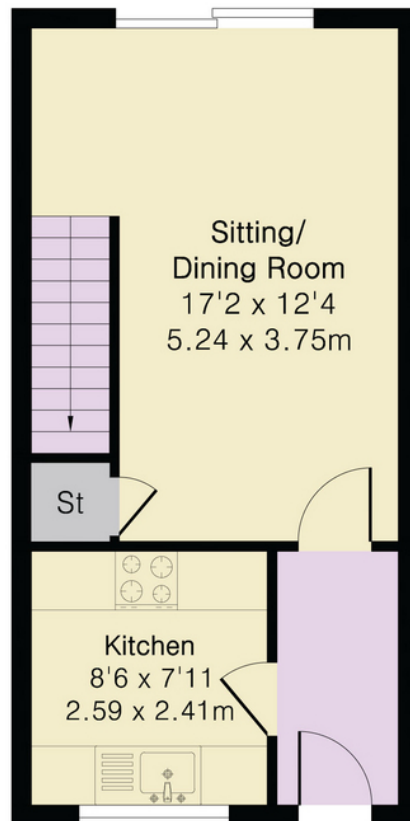
Harwell is a conveniently placed Oxfordshire village with local school, public house, butcher, and village store together with a large recreation ground, tennis & bowls clubs. The village gives excellent access to the A34, which in turn leads to the M4 and M40 motorways. The town of Didcot is about two and a half miles away and provides a fast and regular rail service to London Paddington in approximately 40 minutes, as well as having comprehensive shopping and leisure facilities.



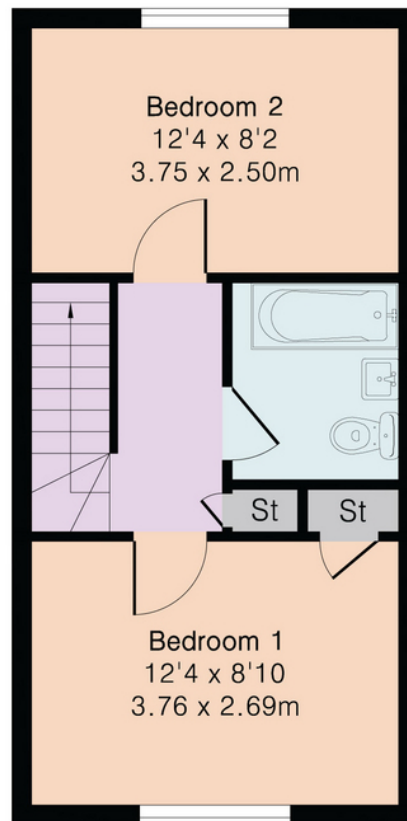
Approximate Gross Internal Area 640 sq ft - 60 sq m

Ground Floor Area 320 sq ft – 30 sq m

First Floor Area 320 sq ft – 30 sq m



Ground Floor



First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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