



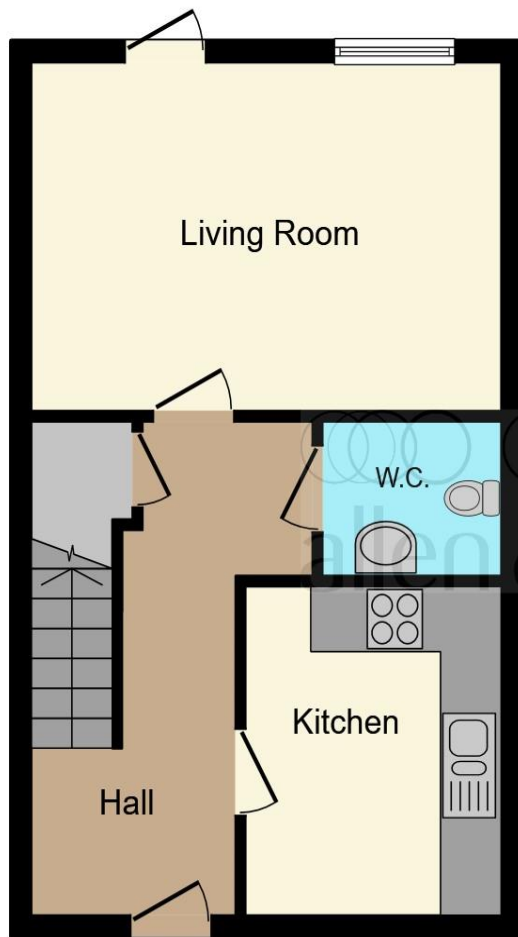
Talbot Close, Harwell, Didcot, OX11 0FB

Welcome to

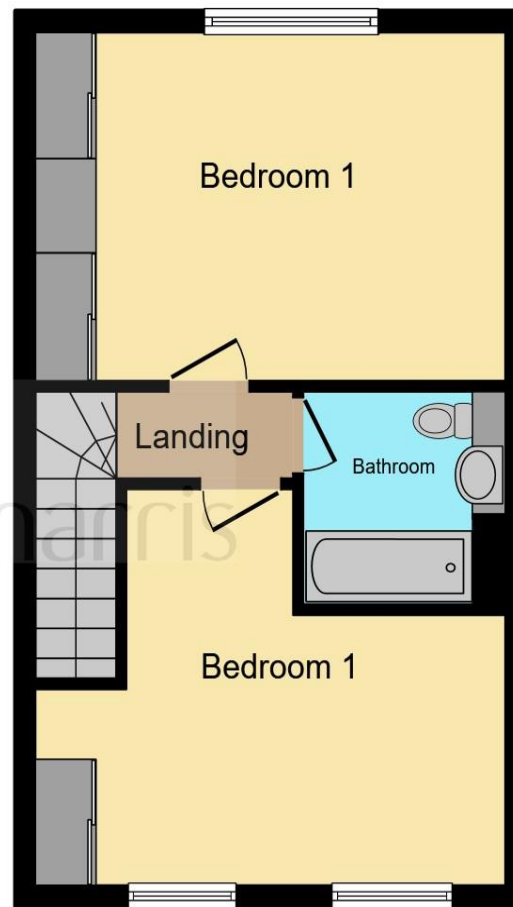
Talbot Close, Harwell, Didcot

Allen & Harris are pleased to offer this two bedroom property located in the popular village of Harwell. The property comprises entrance hall with stairs to first floor, modern fitted kitchen with various cupboards and space for fridge freezer, fitted oven and hob and plumbing for washing machine. There is a downstairs cloakroom with low level WC and a lounge dining room located to the rear of the property with access to rear garden. To the first floor there are two double bedrooms with the master having built in wardrobes along one wall, and a family bathroom with rain head shower over bath. There is allocated and visitor parking to the front of the property and rear access to an enclosed garden, with patio area, lawn and storage shed. Further benefits include gas radiator central heating and UPVC double glazed. Internal viewings recommended.





Ground Floor



First Floor

Entrance Hall

Downstairs Cloakroom

Kitchen

9' 11" x 8' 3" (3.02m x 2.51m)

Lounge

15' 4" x 10' 6" (4.67m x 3.20m)

Bedroom One

12' 10" x 10' 7" (3.91m x 3.23m)

Bedroom Two

13' 2" x 11' 1" (4.01m x 3.38m)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Talbot Close, Harwell, Didcot

- Village Location
- Two Double Bedrooms
- Off-Road Parking
- Kitchen
- Living Dining Room

Tenure: Freehold EPC Rating: B

offers over

£315,000



Location

Harwell village lies approximately 7 miles south of Abingdon and 3 miles west of Didcot. Communications are excellent by rail and road via the A34, M4 and M40 and by rail via Didcot Parkway Station (3 miles) which provides a fast service to London (Paddington approximately 35/40 minutes). Oxford, Reading, Swindon and Newbury are all within easy driving distance. In addition there are bus services to Oxford city centre.

Harwell is well served by a host of local amenities including local shop/newsagent, butchers/general groceries, primary school, Hart of Harwell Public House, a number of sports clubs, recreation grounds, Little Pippins preschool and St Matthews Church. As well as an excellent range of state and independent schools in Abingdon and Oxford.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/DID106343



Property Ref:
DID106343 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 **allen & harris**



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