



## 25 Marigold Crescent, Harwell, Oxon, OX11 6GB

£1,700 PCM - 25th September 2024.

- Three Bedroom Semi-detached House
- Single Garage with Driveway Parking
- Located on the Great Western Development
- EPC Rating B
- Enclosed Rear Garden



# 25 Marigold Crescent, Harwell OX11 6GB

Located on the popular Great Western development is this three bedroom semi-detached house. The accommodation comprises entrance hall, lounge, cloakroom, and kitchen-diner overlooking the garden. On the first floor there is a modern bathroom, and three bedrooms, one with ensuite shower room. There is a garage with driveway parking and an enclosed garden to the rear. EPC Rating B. Council Tax Band D

The Ofcom Broadband Checker states there is:

- Ultrafast broadband has download speeds of greater than 300Mbps

When an application is agreed a holding deposit will be required of a maximum of one weeks rent



Council Tax Band: D



Approximate Gross Internal Area  
 Ground Floor = 40.0 sq m / 430 sq ft  
 First Floor = 40.6 sq m / 437 sq ft  
 Garage = 17.8 sq m / 191 sq ft  
 Total = 98.4 sq m / 1,058 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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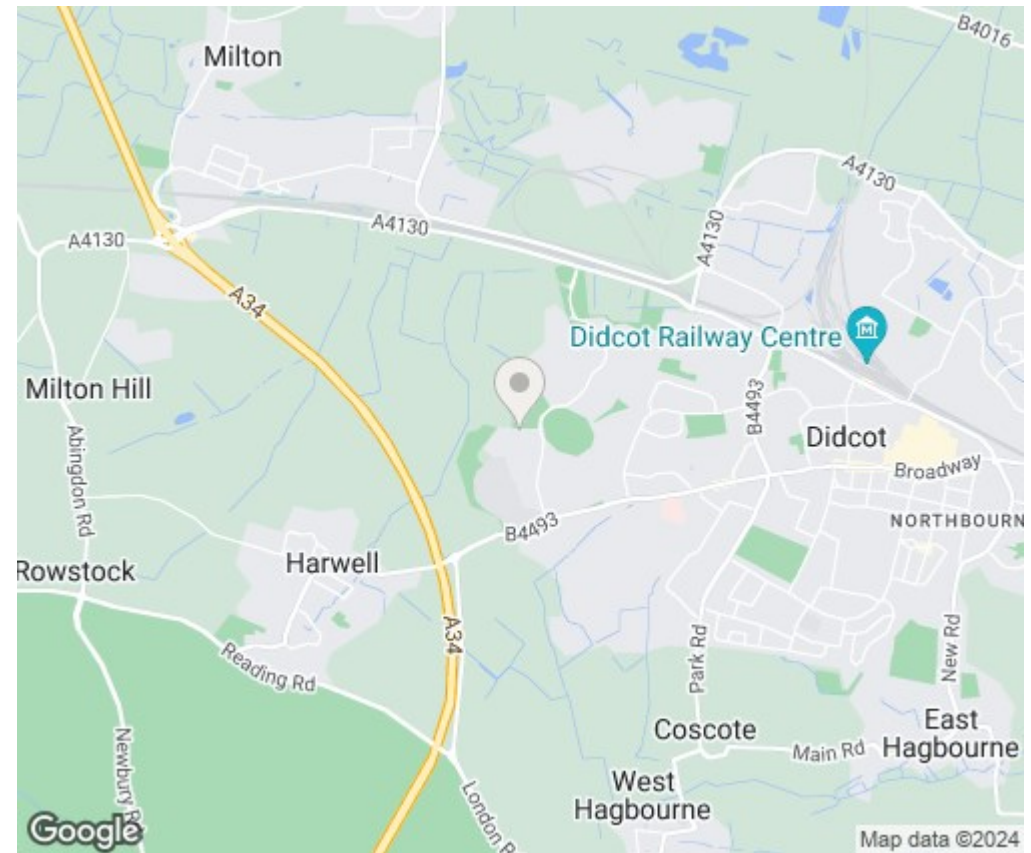






## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Directions

103 Broadway, Didcot, Oxfordshire, OX11 8AL  
01235 514267

### Viewings

Viewings by arrangement only. Call 01235  
514267 to make an appointment.

### Council Tax Band

D

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