

PROPERTY AGENTS

JPKnight



Loyd Road, Didcot OX11 8JX



Loyd Road, Didcot

A delightful three bedroom detached property situated in this quiet residential road within close proximity to local shops and amenities. Accommodation comprises a living room with fireplace, dining room open to a conservatory with high specification glazing and shaker style kitchen. Upstairs there are three bedrooms and a bathroom. The house also has a utility/cloakroom accessed from the garden and door to the garage with further store adjacent. The gravel driveway has parking for several cars. Front and rear gardens (extending to 160ft) are a stunning feature, beautifully landscaped with mature shrubs, flowers trees, leading to a shed, raised pond and a well-tended extensive fruit/vegetable area.



Tenure - Freehold

The property is double glazed throughout with gas central heating to radiators.

Accommodation

Entrance Hall: Two windows to front, parquet floor, cloaks cupboard, under-stair cupboard, radiator, stairs to landing.

Living Room: 14'11 x 12'6 Window to front, parquet floor, fireplace with marble surround and hearth with coal effect gas fire, radiator.

Dining Room: 10'6 x 9'5 Parquet floor, radiator. Open to:

Conservatory: 15'1 x 9'6 Brick base with high specification glazed surround and door to side and rear, terracotta floor.

Kitchen: 13'7 x 7' Window to rear and side, range of storage units and worktop, stainless steel sink, double oven, gas hob and extractor hood above, space for fridge/freezer and dishwasher, boiler.





Utility/Cloakroom (access from garden): 8'4 x 8'1 (L-shaped) Window to side, storage unit with stainless steel sink, WC, space for washing machine, tiled floor, electric heating, door to garage.

Stairs to landing: Window to side and front, airing cupboard.

Bedroom 1: 12'10 x 9'9 Window to rear, radiator.

Bedroom 2: 11'0 x 10'8 Window to rear, radiator.

Bedroom 3: 10'6 x 7'0 Two windows to front, radiator, loft access.

Bathroom: Window to front, white three-piece suite including basin vanity unit, tiled floor and part-tiled walls, downlighters, chrome radiator.

Outside

A fabulous feature extending to 160ft this stunning mature east facing garden boasts a wealth of mature well stocked borders with flowers, shrubs and trees. There is a patio leading to an established lawn with trellis archway, raised pond, and storage shed. The far end of the garden is laid to fruit and vegetable beds with a green house and fruit trees.

Garage: 12'7 x 7'10 Double door to drive, window to side, light and power.

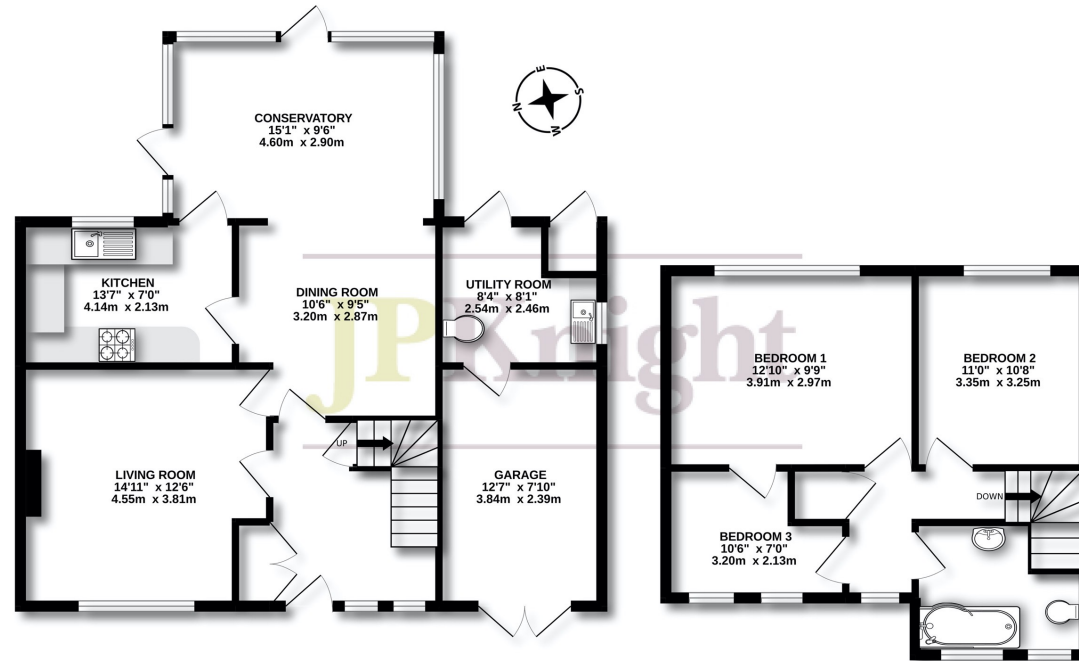
To the front there is a gated gravel driveway with parking for several cars with a large lawn flanked with mature flower beds and trees and a timber fence boundary and gated access to the rear.



Directions

From our offices turn left onto the High Street, continue onto Station Road and Wantage Road. Go straight over the roundabout onto A4130 and continue for 3.9 miles. Turn left at the roundabout and take the third exit at the next roundabout onto Broadway and over four roundabouts then take the first exit at the next onto Park Road, carrying over two roundabouts then the next left onto Edwin Road, first right onto Loyd Road and the house is on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

