



4 Marigold Crescent, Didcot, Oxon, OX11 6GB

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William Jones are pleased to offer for sale this three bedroom property situated in the ever popular Great Western Park development, close to local shops and Aureus Secondary School. The property comprises living room, kitchen, and W.C on the ground floor. On the first floor are three bedrooms with the principal bedroom benefiting from en suite shower room and a separate family bathroom. Outside the property is a well-maintained rear garden, garage with electric and lighting and space for off street parking. Offered for sale with no onward chain.

Offers in excess of  
£400,000



**ENTRANCE HALL** Double glazed door to front aspect. Double glazed window to side aspect. Stairs rising to first floor.

**KITCHEN** 10' 01 max narrowing to 8' 04 " x 11' 03 " (3.07m x 3.43m) Double glazed window to front aspect. Fitted wall and base units with work surface over and stainless steel sink inset. Integrated washing machine, dish wash and fridge freezer. Integrated electric over with gas hob and extractor over. Laminate flooring. Radiator. Ceiling lights inset.

**LIVING ROOM** 12' 00" x 15' 05 " (3.66m x 4.7m) Double glazed doors to garden. Radiator.

**W.C** W.C. Pedestal wash hand basin. Radiator. Laminate flooring.

#### FIRST FLOOR

**LANDING** Access to loft. Radiator.

**BEDROOM** 12' 00 max" x 6' 07" (3.66m x 2.01m) Double glazed window to rear aspect. Radiator.

**BEDROOM** 10' 10 max " x 8' 07 max" (3.3m x 2.62m) Double glazed window to rear aspect. Built in wardrobe. Radiator.

**MASTER BEDROOM** 10' 11 max " x 9' 11 plus wardrobe" (3.33m x 3.02m) Double glazed window to front aspect. Built in wardrobes. Radiator. Door to:

**EN SUITE** Obscure double glazed window to front aspect. Shower. Pedestal wash hand basin. W.C. Laminate flooring.

**BATHROOM** Suite comprising, bath with shower over. Pedestal wash hand basin. W.C. Radiator. Laminate flooring. Ceiling lights inset.

#### OUTSIDE

**GARDEN** Mainly laid to lawn. Patio area.

**GARAGE** Up and over door. Lights and electric.



# Energy Performance Certificate



4, Marigold Crescent, Harwell, DIDCOT, OX11 6GB

Dwelling type: Detached house  
 Date of assessment: 29 March 2018  
 Date of certificate: 29 March 2018  
 Reference number: 2418-8007-7347-5078-1974  
 Type of assessment: SAP, new dwelling  
 Total floor area: 79 m<sup>2</sup>

### Use this document to:

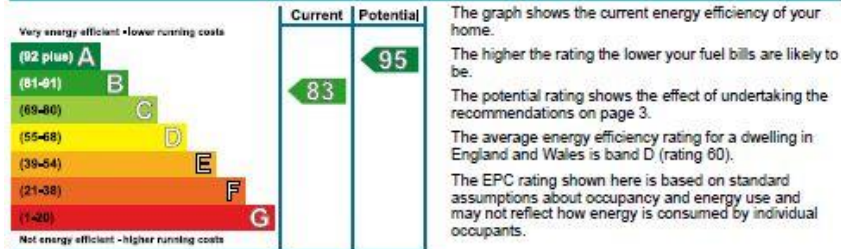
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 1,086</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 96</b>    |

| Estimated energy costs of this home |                    |                    |                          |
|-------------------------------------|--------------------|--------------------|--------------------------|
|                                     | Current costs      | Potential costs    | Potential future savings |
| Lighting                            | £ 174 over 3 years | £ 174 over 3 years |                          |
| Heating                             | £ 672 over 3 years | £ 672 over 3 years |                          |
| Hot Water                           | £ 240 over 3 years | £ 144 over 3 years |                          |
| <b>Totals</b>                       | <b>£ 1,086</b>     | <b>£ 990</b>       |                          |

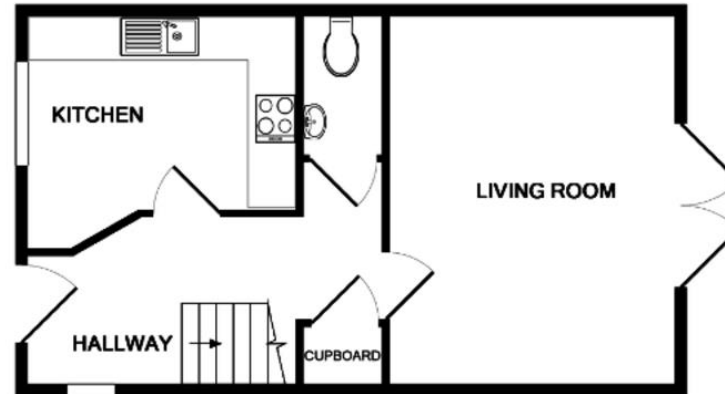
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

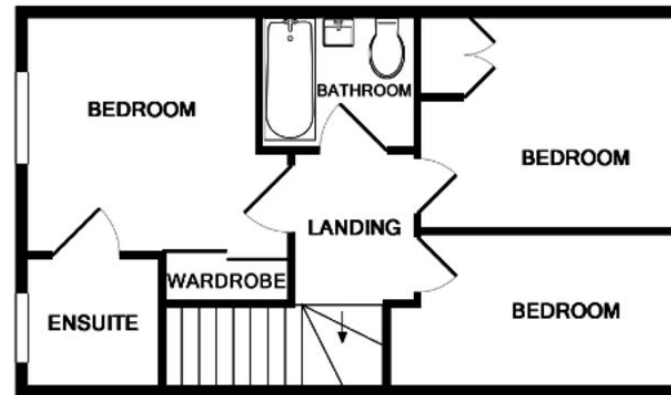


## Actions you can take to save money and make your home more efficient

| Recommended measures                 | Indicative cost | Typical savings over 3 years |
|--------------------------------------|-----------------|------------------------------|
| 1 Solar water heating                | £4,000 - £6,000 | £ 93                         |
| 2 Solar photovoltaic panels, 2.5 kWp | £5,000 - £8,000 | £ 900                        |



GROUND FLOOR  
 APPROX. FLOOR AREA 414 SQ.FT. (38.4 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR AREA 414 SQ.FT. (38.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 827 SQ.FT. (76.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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