

Loddon Close, Abingdon, OX14 3TB

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welcome to

Loddon Close, Abingdon

Allen & Harris are proud to present this 4 bedroom detached property that has undergone a comprehensive upgrade to a true eco-home. The property ground floor offers a very generous sitting room measuring in excess of 18ft with patio doors opening out to the rear garden, there is a further reception room that could be used as an office or dining room, there is also a kitchen measuring in excess of 10ft and for convenience with additional dining area overlooking the rear garden. There is also a downstairs cloakroom and utility room.To the first floor are 4 bedrooms, all are generous with the main bedroom measuring approximately 13ft, and a family bathroom. To the rear is a pleasant ample garden mainly laid to lawn, and to the front is a double garage and very impressive parking for two cars.



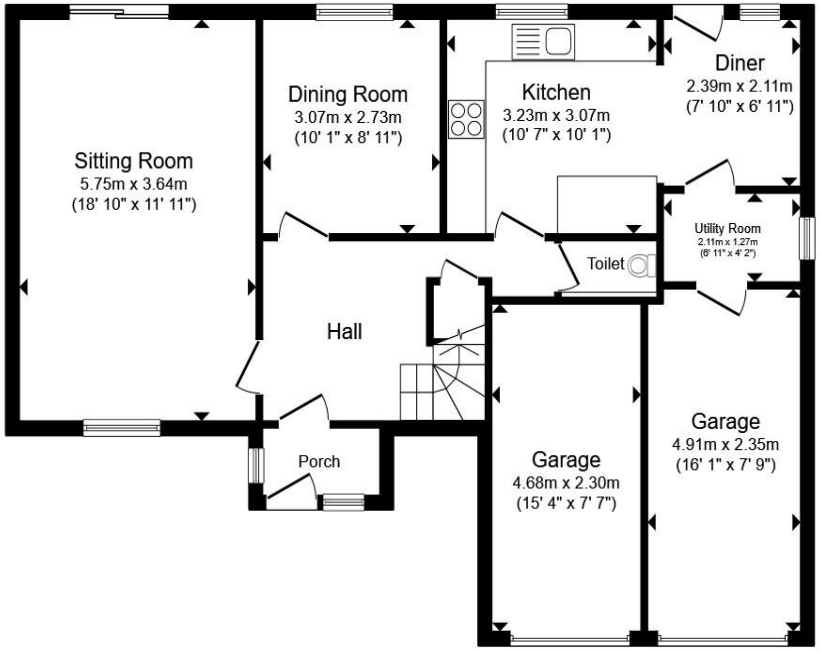




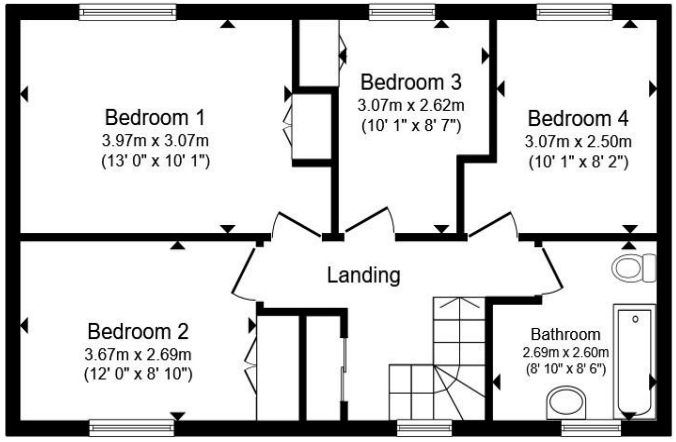








Ground Floor



First Floor

Location:

Situated in sought-after North Abingdon, this property enjoys a convenient location close to well-regarded schools, playgrounds, local shops and excellent leisure facilities, including a sports centre, gym and swimming pool. Offering easy access to Radley Station with direct rail links to Oxford, Didcot and London, as well as frequent bus services to both Oxford and Abingdon, it is ideally positioned for commuters and families alike.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 141.6 m² (1,524 sq.ft.) approx

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.propertybox.io

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- True Eco-Home - Four Bedroom Detached Property
- Downstairs Cloakroom and Utility Room
- Organic gardens (no chemicals used last 26 years).
- Large rear garden stocked with fruit trees and soft fruit bushes. Two small ponds. Vegetable beds. Water butts.
- Front garden is a grass meadow with spring bulbs. Barrel pond. Flowering cherry and step over apple and pear trees.
- Double Garage and Very Impressive Parking for Two Cars
- 28 solar panels, a 9kw battery, an air source heat pump and EV charging station

Tenure: Freehold EPC Rating: A
Council Tax Band: E

This property is a true eco-home. It is equipped with 28 solar panels, a 9kw battery, an air source heat pump and EV charging station. The property is fully insulated with both external and internal insulation, triple glazing and deep loft insulation - making this an EPC A rated retrofit property. The original 16 solar panels benefit from the FIT tariff with an approximate annual income of £800 which is inflation proofed and tax free for the next 7 years. This means that by using an overnight tariff the annual electricity cost is fully met, including EV home charging direct from the solar arrays, battery or off peak electricity. Also fitted with Kinetico water softener system - a true zero cost energy home.

£695,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108830

The Property Ombudsman

Property Ref:
ABI108830 - 0008

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.

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