



37 Loder Road, Harwell, OX11 0HR  
£270,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Offered to the market with no onward chain is this tidy and well presented two bedroom terraced property situated at the end of a cul-de-sac within the popular village of Harwell.

The property comprises of entrance hallway, a bright kitchen with Miele washing machine, fridge and freezer and a AEG double oven, hob and dishwasher. There is a good sized living dining room with storage cupboard and French doors leading out onto the garden. On the first floor there are two double bedrooms and a main bathroom with a Aqualisa digital shower

Additional benefits include a beautifully kept mature front garden and a well maintained private rear garden with patio area and back access. There is a garage with one parking space. There is also the advantage of gas fired central heating and UPVC double glazed windows. For the location and presentation to be fully appreciated a viewing is highly recommended.

Material information to note;

Tenure - Freehold

The property is of brick construction and is connected to mains gas, mains water, main electric and mains drainage. According to Ofcom, there is up to ultrafast broadband available at the property ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to Ofcom there is good coverage on a range of phone providers ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to GOV.UK flood risk, there is a low flood risk at the property. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. For any further information relating to 'The Register of Title' then please contact the estate agent.







## Key Features

- Offered to the market with no onward chain.
- Two double bedrooms with built in cupboard to principal bedroom.
- Kitchen with Miele washing machine, fridge and freezer and AEG double oven with hob and dishwasher
- Good sized living dining room with French doors out onto garden.
- Situated on a cul-de-sac within the popular village of Harwell.
- Garage with allocated parking space.
- Well maintained front and rear gardens.
- Tenure - Freehold.
- Council Tax Band: C

## The Location

Harwell is a thriving and popular village just 2 miles from Didcot. Village facilities include a primary school and nursery, village butcher, newsagent and store, garage, church and The Hart of Harwell pub. Didcot offers extensive shopping and leisure facilities together with a fast rail connection from Didcot Parkway to London Paddington in 40 minutes.



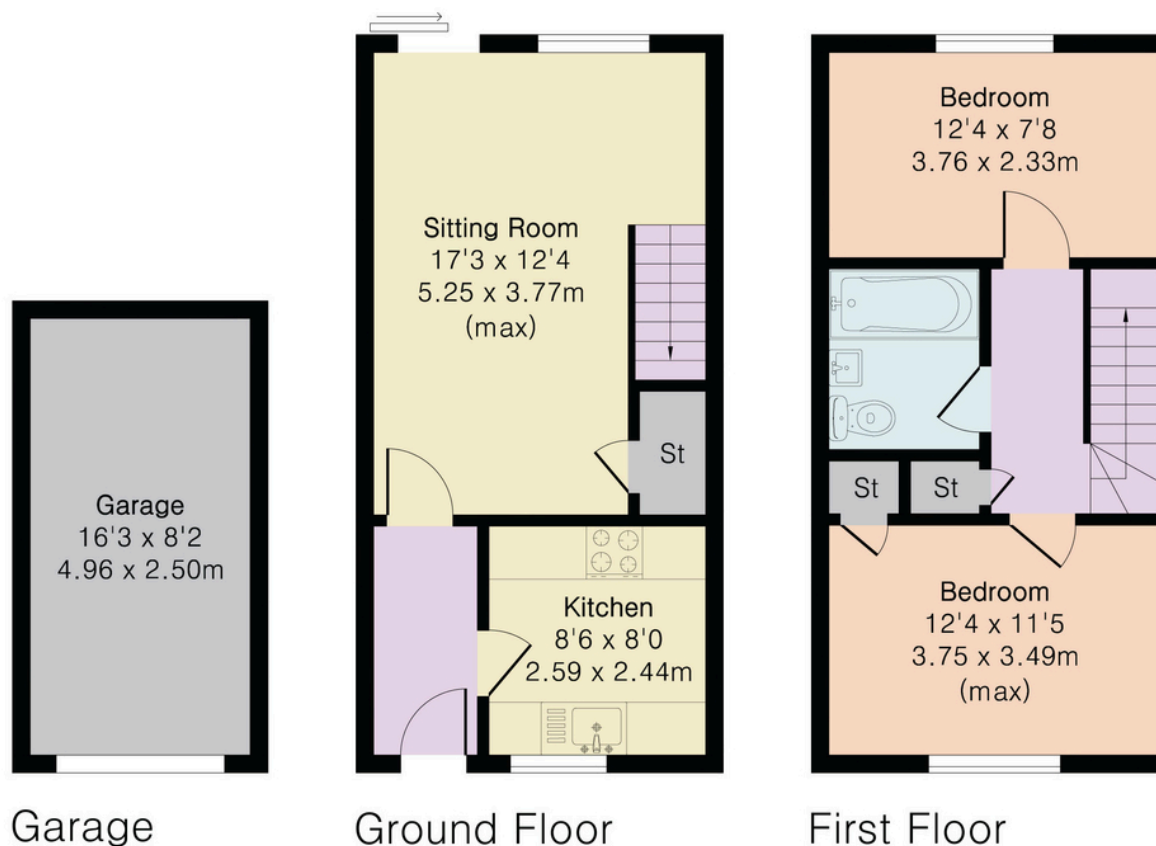


**Approximate Gross Internal Area 648 sq ft - 60 sq m  
(Excluding Garage)**

Ground Floor Area 324 sq ft – 30 sq m

First Floor Area 324 sq ft – 30 sq m

Garage Area 133 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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