



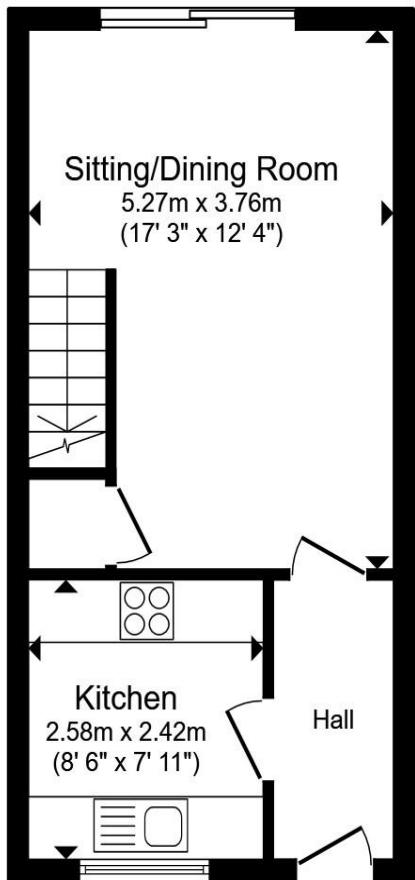
Loder Road, Harwell, Didcot, OX11 0HR

Welcome to

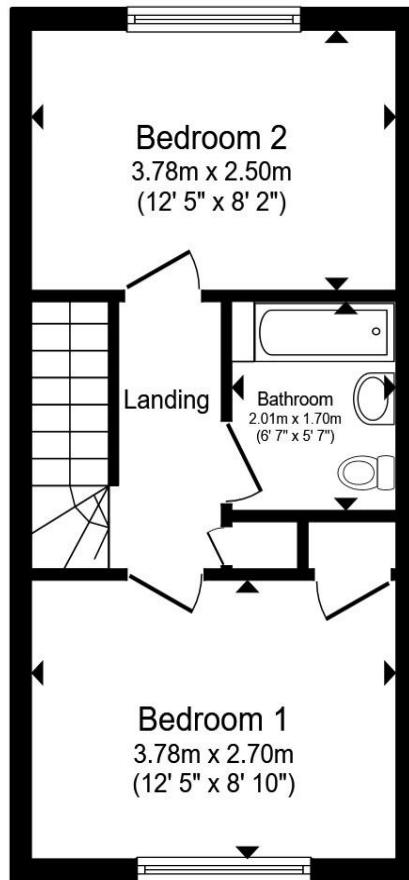
Loder Road, Harwell, Didcot

Allen & Harris are pleased to offer this end of chain property to the market located in the popular South Oxfordshire village of Harwell. In brief the property comprises entrance hall, kitchen, living dining room with double glazed patio door to rear garden. To the first floor there are two double bedrooms and a modern family bathroom. The front of the property provides driveway parking with an additional off-road parking space to the side of the neighbouring property. There is an enclosed, low maintenance rear garden mainly laid to gravel. Further features include UPVC double glazing and gas radiator central heating. Viewings advised.





Ground Floor



First Floor

Total floor area 59.8 m² (643 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

Welcome to

Loder Road, Harwell, Didcot

- No Onward Chain
- Two Double Bedrooms
- Driveway Parking & Additional Off-Road Parking
- Kitchen
- Living Dining Room

Tenure: Freehold

EPC Rating: D

Council Tax Band: C

offers over

£280,000

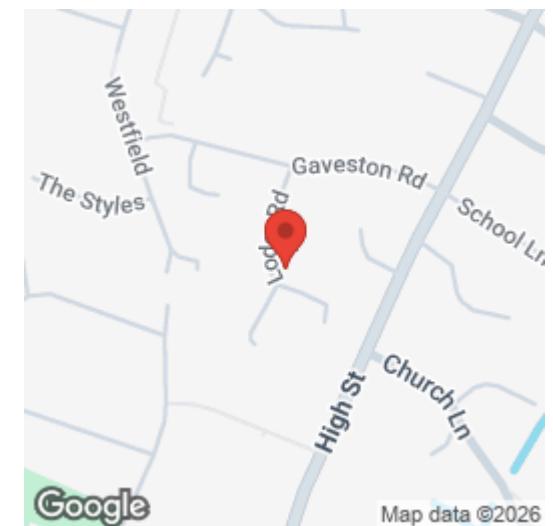


view this property online allenandharris.co.uk/Property/DID106875

Location

Harwell village lies approximately 7 miles south of Abingdon and 3 miles west of Didcot. Communications are excellent by rail and road via the A34, M4 and M40 and by rail via Didcot Parkway Station (3 miles) which provides a fast service to London (Paddington approximately 35/40 minutes). Oxford, Reading, Swindon and Newbury are all within easy driving distance. In addition, there are bus services to Oxford city centre.

Harwell is well served by a host of local amenities including local shop/newsagent, butchers/general groceries, primary school, Hart of Harwell Public House, several sports clubs, recreation grounds, Little Pippins preschool and St Matthews Church. As well as an excellent range of state and independent schools in Abingdon and Oxford.



Please note the marker reflects the postcode not the actual property



Property Ref:
DID106875 - 0002

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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