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NORTH DRIVE, HARWELL, DIDCOT, OXFORDSHIRE, OX11 0PE



- Two Double Bedrooms
- Two Reception Rooms
- Extended To The Ground Floor
- Situated Close To Harwell Science Centre
- Excellent Access To A34 & Didcot

Asking Price £310,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE ABINGDON BRANCH ON 01235 526907



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PROPERTY DESCRIPTION

Charming extended two bedroom terraced house in a village setting. Features an enclosed rear garden, scenic views over a large green area to the front aspect. Offers convenient access for both Didcot and A34. EPC rating C

LOCAL INFORMATION

Didcot sits in an enviable location with superb road and rail links. It has a wealth of shops, restaurants, cafes, sport, fitness, leisure and art facilities. There are a number of excellent schools at both primary and secondary level including three with an Ofsted Outstanding rating. Famous walks and landmarks including the mysterious White Horse Hill and the iconic Wittenham Clumps are also on your doorstep.

The town is close to the A34 which leads to the beautiful, historic city of Oxford and in turn the M40 to the North and Newbury and the M4 in the South. There is a mainline train station with direct services to London Paddington (approximately 40 minutes) as well as Reading and Oxford.

Didcot is a great place to shop and socialise. This follows a 50 million pound renovation in the Orchard Centre which is now home to popular brands such as Costa, Starbucks, Nandos, H&M, River Island, TK Maxx and M&S. The town centre also has a cinema, Sainsbury's and purpose-built arts and entertainment centre which hosts a range of shows, exhibitions and dance classes.

Located in a desirable village in South Oxfordshire, c.15 miles from the city of Oxford, with excellent road links to the A34, in turn leading to the M4 and M40 motorways.



Didcot Parkway train station is just 2 miles and offers a fast mainline service to London Paddington (45 minute journey time).

Amenities include a primary school and nursery, butchers, newsagent, village hall, public house, playing fields and play park.

ACCOMMODATION

This property comprises a living room overlooking the meadow, kitchen and dining room. Upstairs comprises of two double bedrooms and one bathroom.

OUTSIDE SPACE

Westerly aspect front garden overlooking the meadow laid to patio and enclosed by wooden fencing. To the rear of the property there is a patio, artificial lawn and gated rear access to the parking area.

LOCAL AUTHORITY and SERVICES

Vale of White Horse District Council. Council tax band B, Mains electricity, gas, water and sewage. Please note there is an annual service charge of £528 (TBC through solicitors) to maintain the footpaths, driveways and communal areas.





CONVEYANCING

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LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

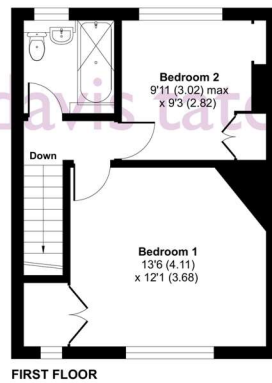
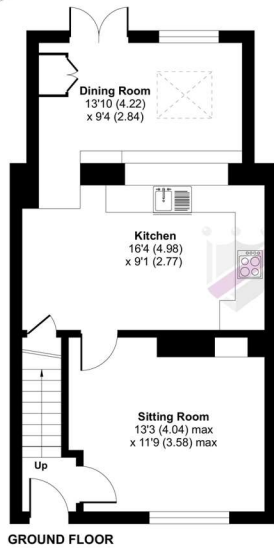
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

BUYERS INFORMATION

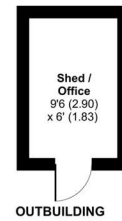
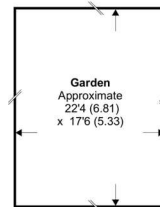
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.



Approximate Area = 865 sq ft / 80.3 sq m
Outbuilding = 57 sq ft / 5.2 sq m
Total = 922 sq ft / 85.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2024.
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