



## 17 MORELAND ROAD DIDCOT, OX11 6EZ

**£390,000  
FREEHOLD**

Welcome to this charming townhouse on Moreland Road, offering modern living at its finest. Built in 2017, this nearly new property provides spacious 1,206 sq ft of living space, designed to accommodate your family's needs or those who love to entertain.

The property comprises, Three bedrooms and two bathrooms, ideal for growing families. Garage and parking for three vehicles for added convenience. End-of-chain property, making the buying process smoother and faster. Excellent EPC rating of B for energy-efficient living. Comes with a 3-year warranty for added peace of mind. Located in a prime spot in Harwell, Didcot, this townhouse is perfect whether you're searching for a comfortable family home or a lucrative investment opportunity.

Don't miss out! Book a viewing today and explore the endless possibilities this beautiful property has to offer.

**William | Jones**

Estate Agents



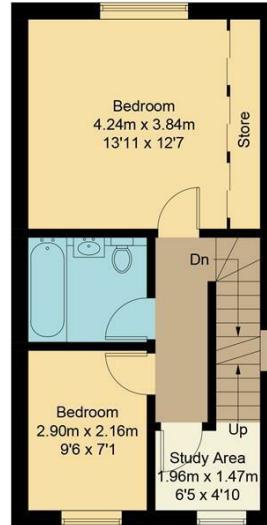
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## Moreland Road, OX11

Approximate Gross Internal Area = 119.4 sq m / 1285 sq ft  
(Including Garage)



**Ground Floor**



**First Floor**



**Second Floor**

Floor plan produced in accordance with RICS Property Measurement Standards.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	96
(81-91)	B	86
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

*Not energy efficient - higher running costs*

England & Wales      EU Directive 2002/91/EC

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