



Ivy Close, Harwell, Oxfordshire
GUIDE £108,000 SHARED OWNERSHIP

JAMESGESNER
- ESTATE AGENTS -

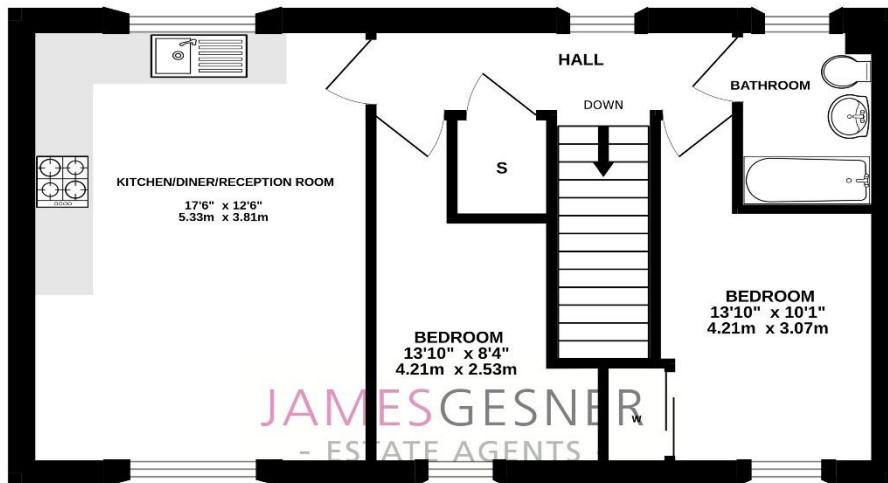
Nestled in the ever-popular Great Western Estate, this delightful two-bedroom Coach House offers an excellent opportunity for first-time buyers and professionals. Priced attractively at £108,000 on a 40% shared ownership option.

Upon entering, you are welcomed into the useful hall with stairs leading up to the upper hallway. You are then welcomed into the open plan kitchen area which is both practical and well-equipped, featuring modern units, some fitted appliances and sufficient work surface. This space is designed for cooking as well as entertaining with its dining area all set out with wooden flooring. Separated by a then, light and airy reception area.

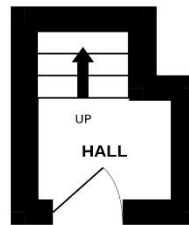


3 Ivy Close, Harwell, Oxfordshire

FIRST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-Plus)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 578 sq.ft. (53.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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