



Abingdon Road, Drayton OX14 4HP  
Oxfordshire, £180,000

Waymark



# Abingdon Road, Abingdon OX14 4HP

Oxfordshire

Freehold

**Newly refurbished | Character Cottage | 2 Parking spaces | Ideal investment opportunity | Popular village location**

## Description

This end of terrace cottage believed to date from 1855 has been sympathetically refurbished throughout by the current owner.

The cottage provides on the ground floor, a delightful sitting room with an exposed brick fireplace and a double glazed window to the front. To the rear of the property is the kitchen which has been fitted with a range of wall and floor mounted units under an oak worktop and includes a fitted electric oven and hob, plumbing for a washing machine and an under counter fridge. Stairs from the sitting room lead to the first floor where there is a generous sized bedroom to the front with built in storage and, to the rear, is a newly fitted bathroom.

Externally there are two parking spaces allocated with the property; one immediately to the side of the property and the other within a communal parking area. There is a small walled garden area to the rear of the property.

The property is available freehold and we believe is connected to mains gas, electricity, water and sewerage. The property is heated centrally via a gas fired boiler and the loft has been fully insulated and boarded.

## Location

Drayton is a sought after village just 2 miles south of

Abingdon-on-Thames. The village itself has a thriving community and amenities such as a village hall and store, two local public houses, a primary school and Drayton Park Golf Club. Drayton is well placed for communications with easy access to the motorway and rail networks via the A34 and Didcot Parkway, along with easy access to private schools.

The nearby market town of Abingdon-on-Thames offers a wide variety of high street shopping facilities, independent retailers as well as supermarkets Waitrose and Tesco together with bars, restaurants and cafes within a thriving community. Furthermore the town has highly regarded private schools; St Helen & St Katharine, Abingdon School, The Manor Preparatory and Our Lady's Abingdon.

## Viewing Information

Viewing is by appointment only.

## Local Authority

Vale of White Horse District Council Band B

Tax Band: B



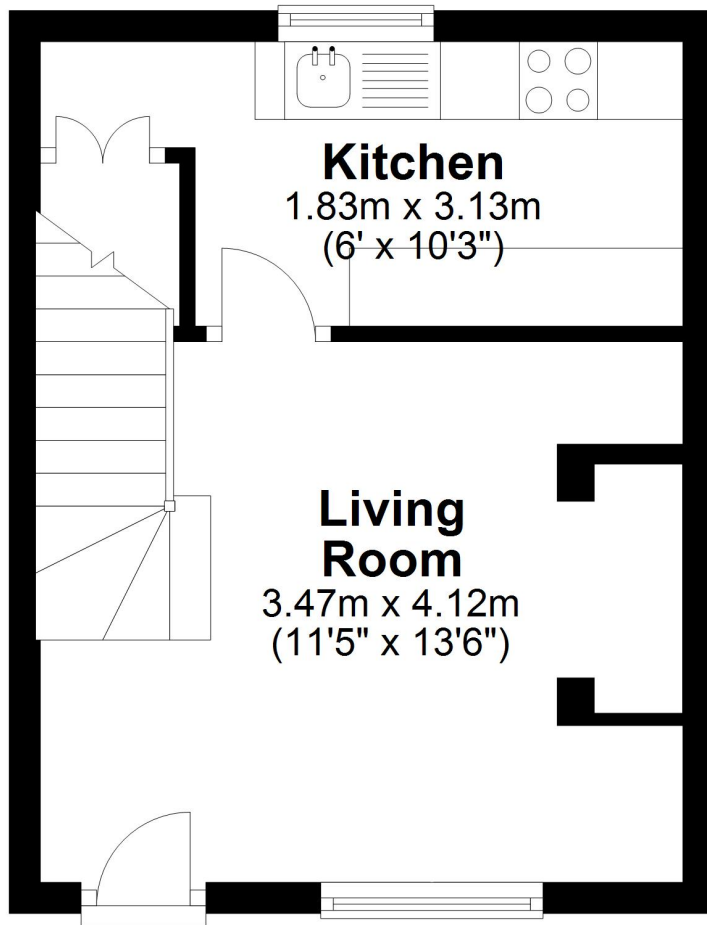
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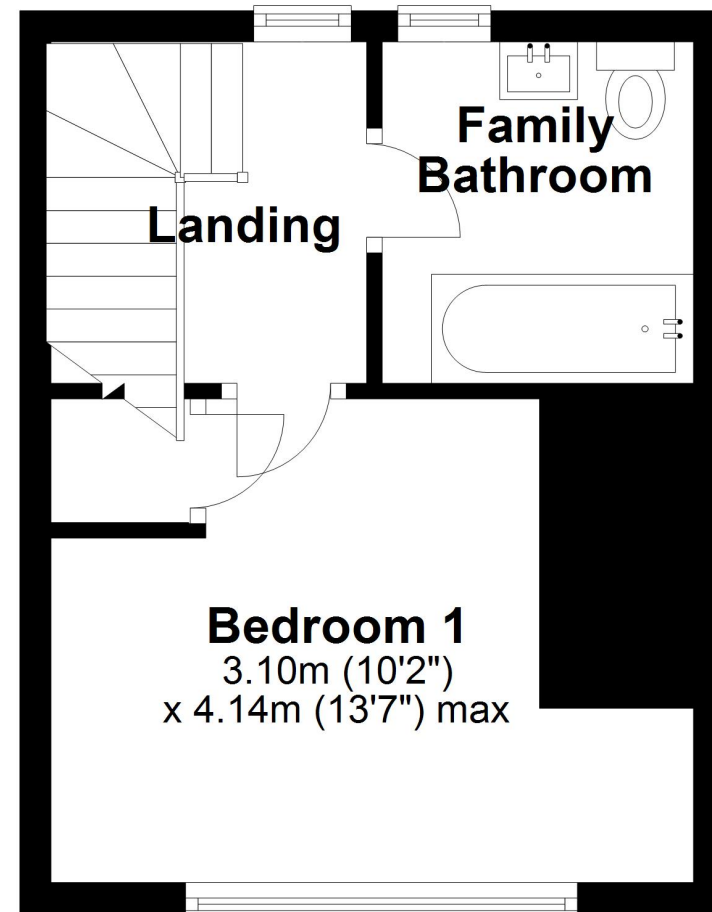
## Ground Floor

Approx. 22.2 sq. metres (239.3 sq. feet)



## First Floor

Approx. 22.3 sq. metres (239.5 sq. feet)



**Total area: approx. 44.5 sq. metres (478.8 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.



