



Duke of York Avenue, Abingdon OX14 4DU

Oxfordshire

Freehold

No onward chain | 3 Bedrooms | Large rear garden | Easily accessible location | Potential to improve

Description

An exciting opportunity to purchase this 3 bedroom property requiring a degree of modernisation and available with no onward chain, situated in the popular village of Milton.

The property comprises on the ground floor; entrance hall, sitting room with doors out to the rear garden, kitchen/dining space and a utility room with a door out to the rear garden.

Stairs from the hall lead to the first floor where there is a spacious double aspect bedroom and two further bedrooms, together with a family bathroom.

Externally to the front, is a hard landscaped area which could accommodate a vehicle. A shared walk-way with the neighbouring property provides access to the private rear garden, which is of a generous size.

The property is freehold and available to purchase with no onward chain. We understand the property is connected to mains water, electricity, sewerage and gas and the property is heated centrally via a gas fired boiler. The property does require a degree of modernisation.

Location

Milton is located just 4 miles south of Abingdon and just over 3 miles to Didcot Parkway train station. The village enjoys a wide range of local amenities, with easy access to a newsagents, public house and popular gym. Abingdon and Didcot have a range of high street shops, small independent retailers as well as popular bars, restaurants and coffee shops. There are excellent transport links, close to Didcot Parkway train station which is a mainline commuter route offering easy access to London, Paddington in just under an hour. The nearby A34 gives access to the M4 and M40 motorways.

Viewing Information

Viewings by appointment only.

Local Authority

Vale of White Horse District Council.

Tax Band: C



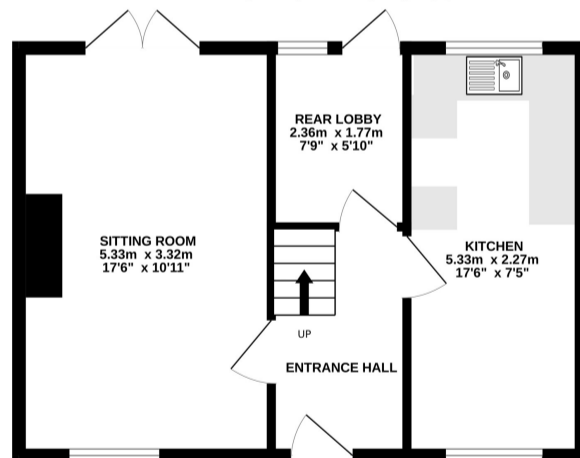
Waymark
Wantage Office

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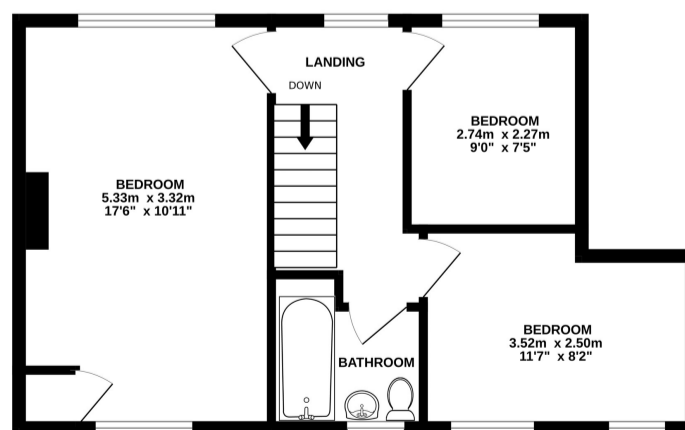
E: wantage@waymarkproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR 41.0 sq.m. (441 sq.ft.) approx.



1ST FLOOR 44.2 sq.m. (476 sq.ft.) approx.



6 DUKE OF YORK AVENUE MILTON OX14 4DU

TOTAL FLOOR AREA : 85.2 sq.m. (917 sq.ft.) approx.

Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
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