



34 Curtis Avenue, Abingdon, Oxfordshire OX14 3UL
Oxfordshire, £400,000

Waymark

Curtis Avenue, Abingdon OX14 3UL

Oxfordshire

Freehold

Semi-Detached | Three Bedroom House | Garage & Driveway Parking | No Onward Chain | Enclosed Rear Garden | Close to Amenities

Description

- THREE BEDROOMS - SEMI-DETACHED HOUSE - NO ONWARD CHAIN - CLOSE TO AMENITIES - GARAGE & PARKING - ENCLOSED REAR GARDEN - POTENTIAL TO EXTEND (STPP) -

Offered to the market with NO ONWARD CHAIN is this conveniently positioned three bedroom semi-detached home ideal for young families. The property is situated less than a mile away from Abingdon Town Centre, providing great access to various amenities including restaurants, bars, pubs, doctors, dentists, pharmacies and various other shops with Tesco supermarket and Fairacres retail park all being approximately a 20 minute walk away, along with various bus stops and routes along the way.

The internal living accommodation comprises of: Entrance hall, living room, kitchen, conservatory, three bedrooms and a family bathroom. Externally, the property further benefits from an enclosed rear garden featuring lawn, patio and decked areas, alongside a garage with power, lighting and driveway parking to the front.

Location

Abingdon is a historic market town situated on the banks of the River Thames, offering a wide variety of amenities for a wide demographic, as well as providing easy access to main roads such as the A34 & A420 for commuters. Notable points of interest include Sport and recreation facilities such as the White Horse Leisure and Tennis Centre, Tilsley Park and the Southern Town Park, alongside Fairacres retail park, thought to be the first retail park in the UK and recently redeveloped, which includes Argos, Subway, B & M, Dreams, Costa, The Gym Group, Lidl and Pets at Home. Furthermore, Tesco Extra is Abingdon's largest supermarket and is located opposite Fairacres retail park which is easily accessible.

Viewing Information

By appointment only please.



Waymark
Faringdon Office

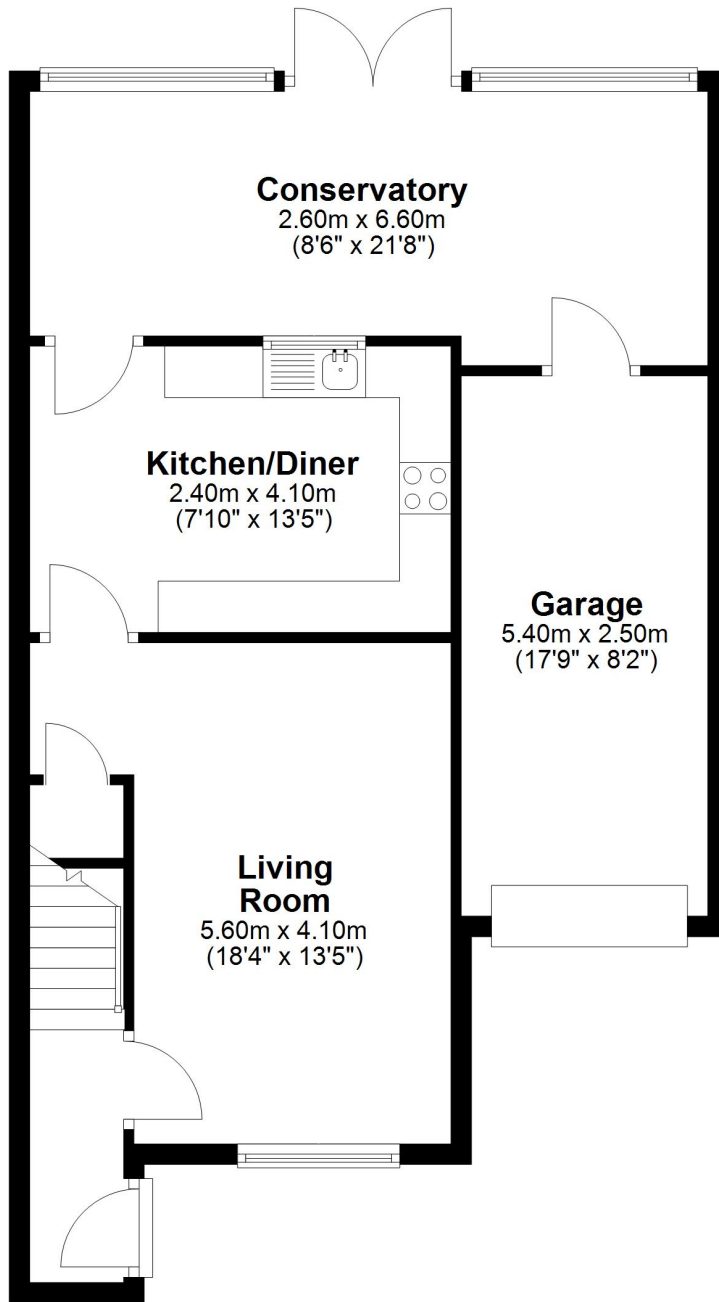
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

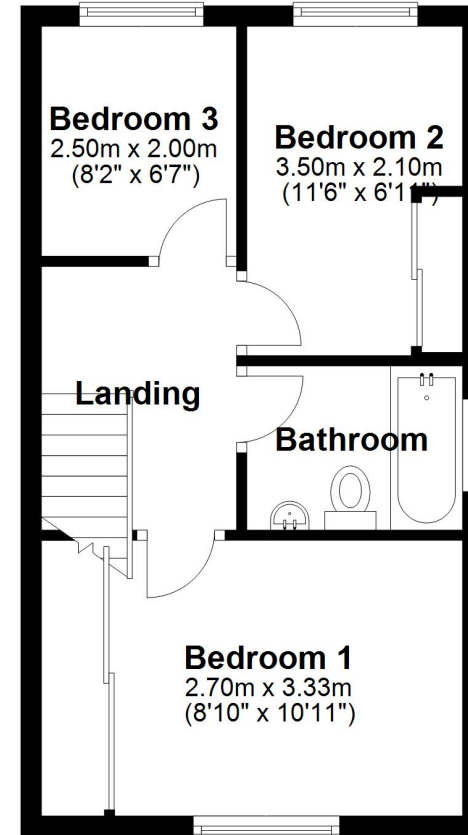
Ground Floor

Approx. 65.2 sq. metres (702.3 sq. feet)



First Floor

Approx. 33.0 sq. metres (354.8 sq. feet)



Total area: approx. 98.2 sq. metres (1057.1 sq. feet)

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.

