



3 Duke of York Avenue, Milton, Abingdon OX14 4DU
Oxfordshire, Guide Price £290,000

Waymark

Duke of York Avenue, Abingdon OX14 4DU

Oxfordshire

Freehold

Spacious Three Bedroom Terraced Property | Generous Bedrooms, with Ensuite & Built In Wardrobes to Master | Spacious Living Room with Log Burner | Kitchen/Dining Room & Utility | Conservatory Leading Onto Enclosed Rear Garden | Popular Milton Location

Description

Representing an ideal first time or investment purchase, is this spacious three bedroom terraced property which should be viewed internally to fully appreciate.

The light and airy home briefly comprises of entrance hall, utility room, kitchen/dining room, spacious living room complete with log burner, and doors opening to the conservatory, which is a great addition to the ground floor accommodation. To the first floor you will find landing, family bathroom, three generous bedrooms, with ensuite and built in wardrobes to master.

Externally there is an enclosed gated frontage, along with an enclosed rear garden which is mainly laid to lawn, and a new patio area to the fore, which is perfect for outside dining and entertaining.

Furthermore, the property is conveniently positioned with good communication links to the A34 and Didcot Railway Station.

The property is freehold, and connected to mains gas, electricity, water and drainage. There is gas central heating and uPVC double glazing throughout.

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

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



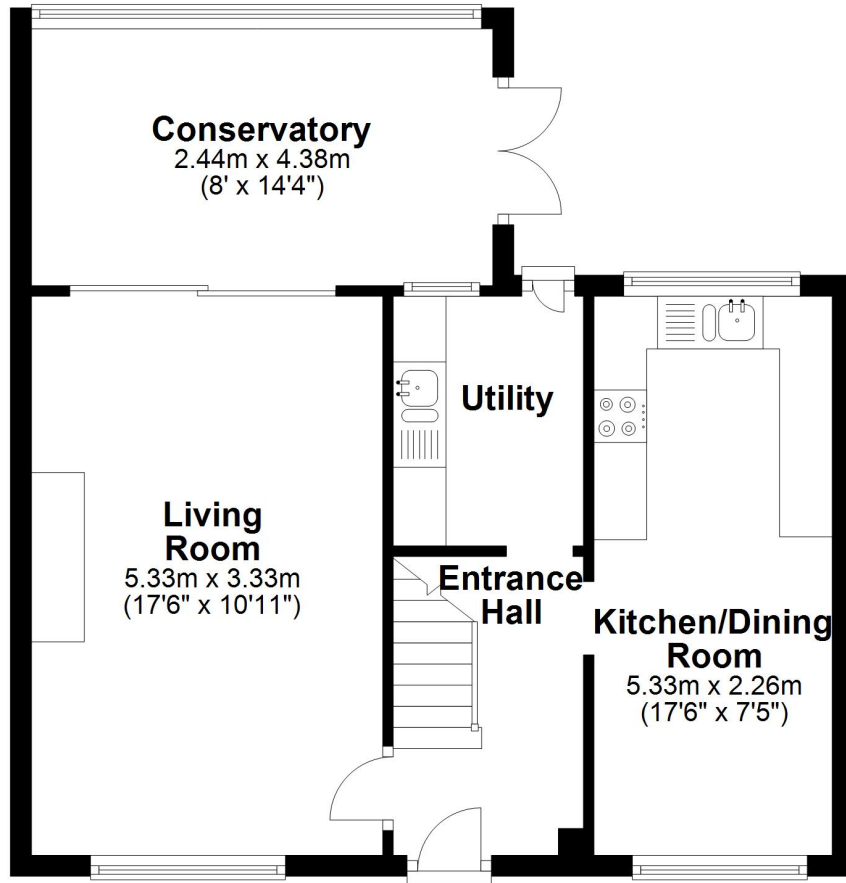
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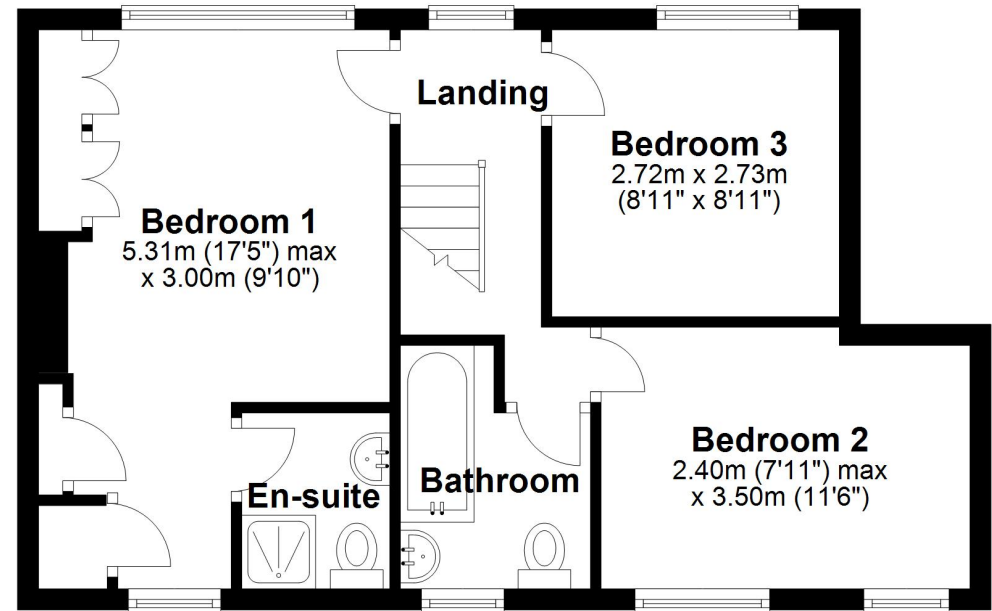
Ground Floor

Approx. 51.1 sq. metres (550.1 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.2 sq. feet)



Total area: approx. 95.4 sq. metres (1027.4 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.

