



56 Appleford Drive, Abingdon OX14 2BU
Oxfordshire, Guide Price £275,000

Waymark

Appleford Drive, Abingdon OX14 2BU

Oxfordshire

Freehold

No onward chain | Spacious two bedroom property | Driveway parking | Larger rear garden | Modern kitchen | Garden room/office | Popular location

Description

A deceptively spacious two bedroom property of non-traditional construction requiring a degree of modernisation.

The ground floor comprises a modern fitted kitchen to the front of the property and a living/dining room with a door out to the rear garden. Stairs from the hall lead to the first floor where there is a family bathroom and two spacious double bedrooms with built-in wardrobes to the master bedroom.

Externally to the front is a driveway providing off-street parking for two vehicles. The rear garden is of a good size and as well as a large lawned area, includes a small outbuilding which has been used as a home office and a timber summer house.

The property is centrally heated by a gas fired boiler and we believe is connected to mains electricity, water, gas and sewerage. The property is freehold and sold with no

ongoing chain.

The property would benefit from a degree of modernisation throughout but would be an ideal first time or investment purchase. Internal viewing is highly recommended.

Location

The market town of Abingdon 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

Viewings are by appointment only please.



Waymark
Wantage Office

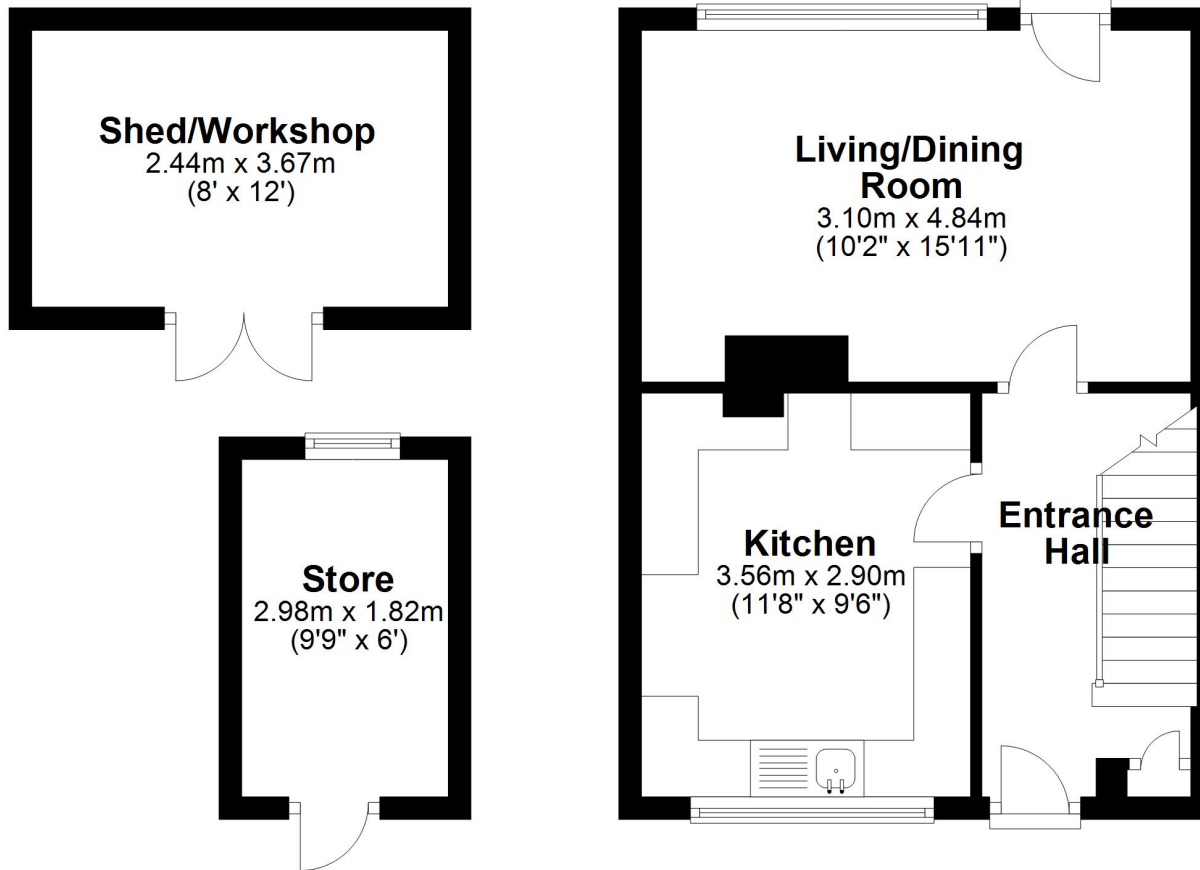
T: 01235 645645

E: wantage@waymarkproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	87
England, Scotland & Wales		EU Directive 2002/91/EC	

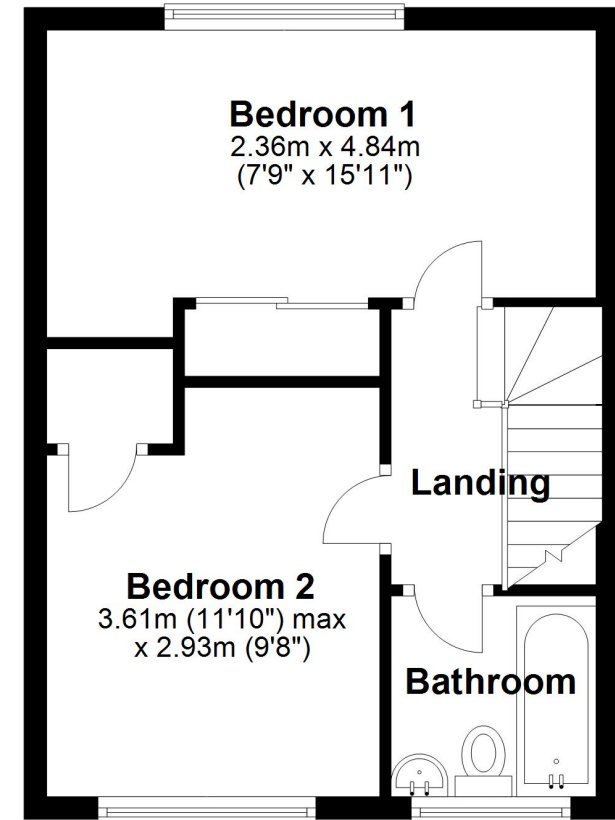
Ground Floor

Approx. 47.1 sq. metres (506.9 sq. feet)



First Floor

Approx. 32.8 sq. metres (352.6 sq. feet)



Total area: approx. 79.8 sq. metres (859.5 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.

