



7 Lyford Close, Drayton, Abingdon, Oxfordshire OX14 4JG  
Oxfordshire, Guide Price £230,000

Waymark



# Lyford Close, Abingdon OX14 4JG

Oxfordshire

Freehold

Ideal First Time Buy | No Onward Chain | Enclosed Rear Garden | Driveway Parking | Close to Amenities | In Need of Modernisation | Two Double Bedrooms | Quiet & Peaceful Cul-De-Sac Position

## Description

Offered with no onward chain is this two double bedroom terraced home in a quiet cul-de-sac location in the popular village of Drayton. The internal accommodation comprises of: Entrance hall, kitchen, lounge/diner, bathroom and two double bedrooms. Externally, the property further benefits from an enclosed rear garden offering far reaching views over open greenery, mainly laid to lawn, with gated access to the rear and a brick outbuilding for storage alongside driveway parking for two to the front.

## Location

Drayton is an idyllic Oxfordshire village, offering all the charm and character of a traditional village, whilst being situated close to various local amenities including two pubs, The Red Lion & The Wheatsheaf, a primary school, convenience store, post office and transport links providing access to larger towns such as Abingdon approx. 2 miles away, Didcot approx. 4 miles away and Oxford approx. 10 miles away.

## Viewing Information

By appointment only.

## Local Authority


South Oxfordshire

Tax Band: C



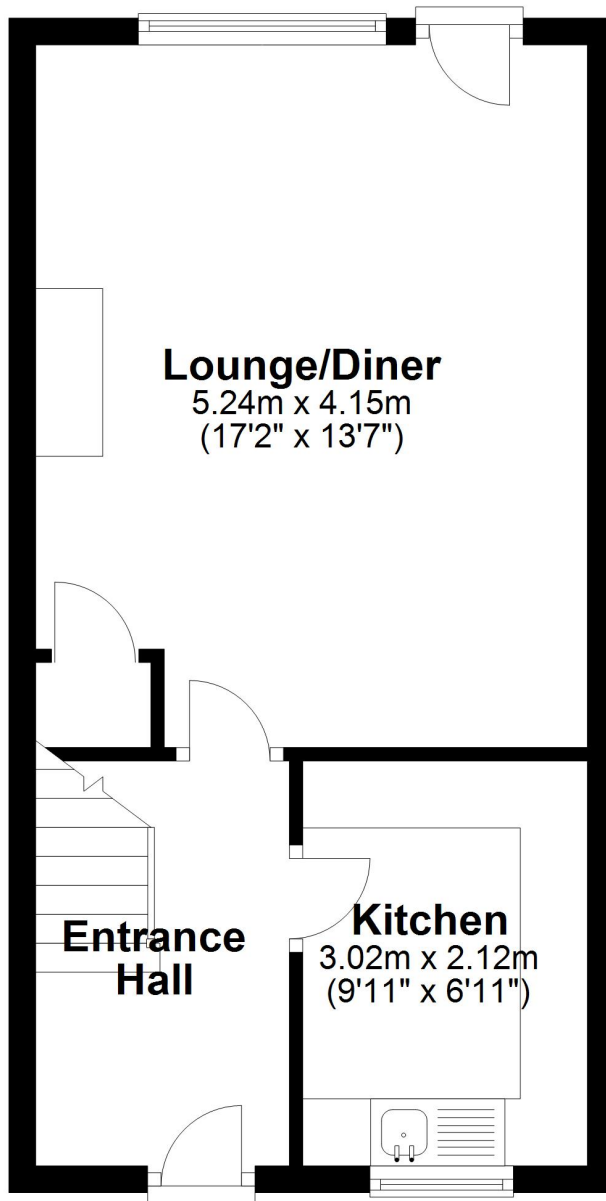
Waymark  
Wantage Office

T: 01235 645645  
E: wantage@waymarkproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

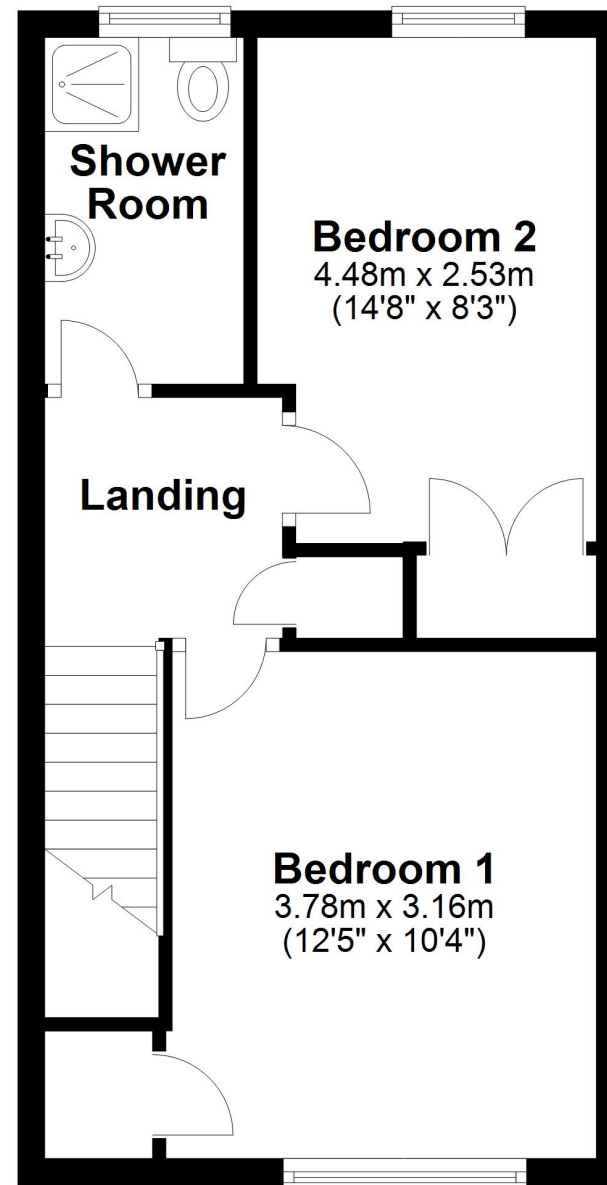
## Ground Floor

Approx. 34.6 sq. metres (372.1 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.1 sq. feet)



**Total area: approx. 69.3 sq. metres (746.2 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.



