



48 Ramsons Way, Abingdon OX14 3TJ
Oxfordshire, £375,000

Waymark

Ramsons Way, Abingdon OX14 3TJ

Oxfordshire

Freehold

Much Improved Three Bedroom Family Home | Spacious & Adaptable Accommodation | Spacious Living Room, Stunning Kitchen and Versatile Family Room/Study | Generous Bedrooms & Beautiful Family Bathroom | Ground Floor Cloakroom | Beautifully Landscaped & Sunny Aspect Rear Garden | Driveway Parking | No Onward Chain - Viewing Highly Advised!

Description

Offered for sale with no onward chain is this much improved and well presented three bedroom terraced family home benefitting from a stunning and modern re-fitted kitchen and bathroom, two reception rooms, generous bedrooms and a beautifully landscaped rear garden. Having been recently renovated, this spacious property should be viewed internally to avoid disappointment.

Offering versatile and adaptable accommodation the property briefly comprises on the ground floor of entrance hall with cloakroom, separate family room/study, spacious living room with two double 'French' doors onto the lovely garden flooding the room with natural light and the modern re-fitted kitchen with appliances. The first floor consists of a landing, beautiful modern family bathroom and three bedrooms with built-in storage to the master and bedroom 2.

Externally the beautifully landscaped and well-tended rear garden offers a south-easterly aspect and includes a large patio area with remainder laid to lawn. To the front you will find a driveway for one vehicle with an area of lawn which has potential for further parking, if desired.

Furthermore, the property is well located within close walking distance to local amenities and bus routes.

The property is freehold, connected to mains electricity, water and

drainage. The property is heated via 'Rointe' electric radiators, the property has been re-wired and there is uPVC double glazing throughout.

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

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: C



Waymark
Wantage Office

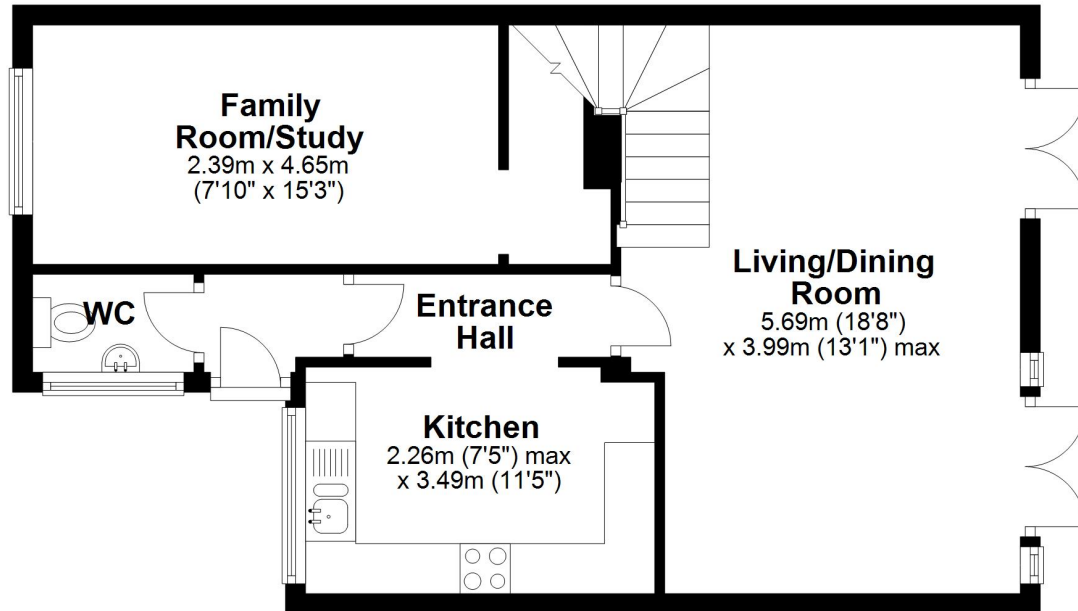
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

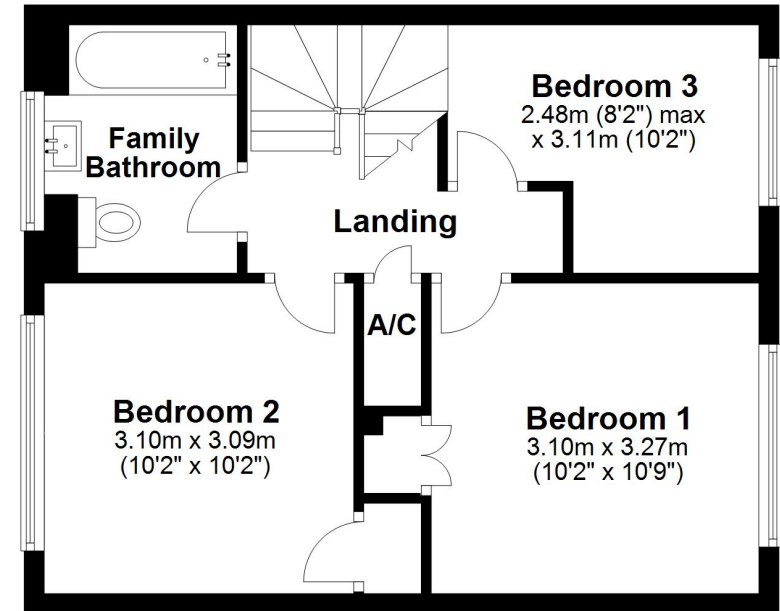
Ground Floor

Approx. 50.0 sq. metres (538.1 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.5 sq. feet)



Total area: approx. 90.5 sq. metres (974.5 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.

