St Marys Green, Abingdon OX14 1HJ

Oxfordshire, £250,000

Waymark

St Marys Green, Abingdon OX14 1HJ

Oxfordshire

Freehold

No onward chain | Good sized rear garden | Internal modernisation required | 2-3 bedrooms | Established residential location | Newly replaced roof

Description

The property provides on the ground floor; an entrance hall, sitting room, kitchen fitted with floor and wall mounted units and a useful walk-in cupboard. Stairs from the hall lead to the first floor where there are 3 bedrooms, two of which are inter-connecting. A family bathroom completes the first floor.

Externally, the property overlooks a communal green area to the front and there is ample on-street parking. A shared walk way with the adjoining property leads to the gated and private rear garden which is of a generous size. The garden is laid mainly to lawn with a small paved area. There is a useful brickbuilt out building to the rear of the property.

The property is freehold and is available with no onward chain. The property requires a degree of modernisation internally but does benefit from gas fired central heating, mains water, electricity and drainage. The roof has been replaced

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 by appointment only please.

Local Authority

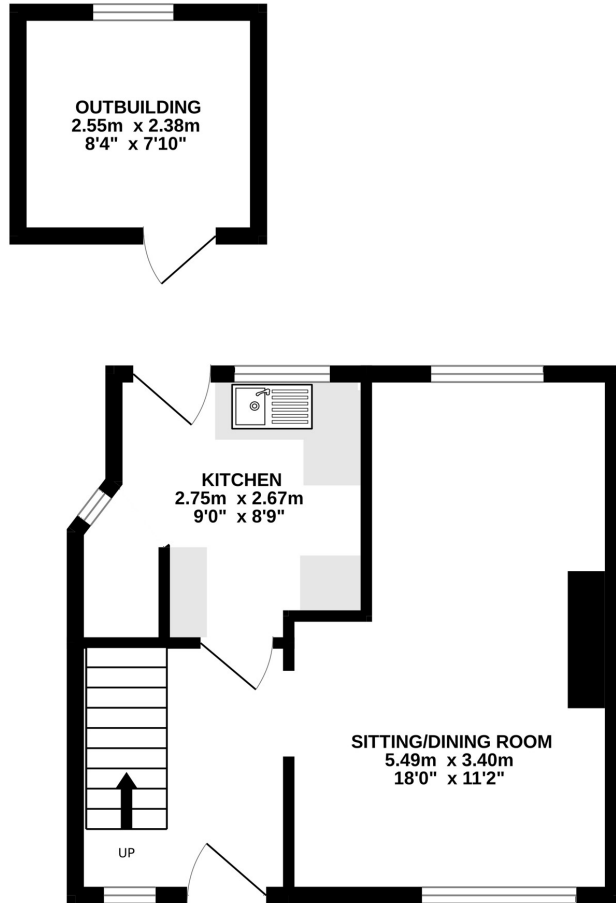Vale of White Horse District Council.

Tax Band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

Waymark
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GROUND FLOOR
29.9 sq.m. (322 sq.ft.) approx.

1ST FLOOR
33.6 sq.m. (361 sq.ft.) approx.

OUTBUILDING
2.55m x 2.38m
8'4" x 7'10"

KITCHEN
2.75m x 2.67m
9'0" x 8'9"

SITTING/DINING ROOM
5.49m x 3.40m
18'0" x 11'2"

UP

BATHROOM

BEDROOM
3.31m x 2.59m
10'10" x 8'6"

LANDING

DOWN

BEDROOM
3.29m Max x 2.80m
10'10" Max x 9'2"

BEDROOM
2.83m x 2.37m
9'3" x 7'9"

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TOTAL FLOOR AREA : 63.5 sq.m. (683 sq.ft.) approx.

Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
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