





# Anson Close, Abingdon OX13 6QF

Oxfordshire

Freehold

Beautiful Two Bedroom Terraced Home | Stunning Re-Fitted Kitchen/Dining Room & Family Bathroom | Light & Airy Living Room | Two Good Size Double Bedrooms With Built-In Storage | Enclosed Well-Tended Rear Garden | Garage & Driveway Parking | Located In A No Through Road Within A Popular Village Location | Viewing Highly Advised!

## Description

A beautiful two bedroom terraced home situated in a lovely road within the ever popular Oxfordshire village of Marcham. Having been much improved by the current owners to include a stunning re-fitted kitchen/dining room and family bathroom, the property should be viewed internally to fully appreciate all there is to offer.

On entering the property, the useful entrance hall benefits from a built-in cupboard for storage and leads through to the light and airy living room. The stunning kitchen/dining room is located at the rear of the property boasting a pleasant aspect onto the pretty garden. The kitchen was re-fitted only a year ago and is complete with a range of wall and floor mounted cabinets complemented by ample worksurfaces and built-in appliances to include; washing machine, dishwasher, microwave, oven and induction hob. The dining area provides a good space for a large table and chairs. The first floor consists of a generous landing, modern fitted bathroom complete with an 'Aqualisa' shower and two good size double bedrooms both with useful built-in storage.

Externally, the well-tended rear garden is of a good size and includes a patio area which is perfect for outside dining, central lawn bordered by beautiful mature flowers and shrubs and an additional patio area to the rear providing space for a greenhouse and access into the garage via a personal door. The garage is complete power and light and benefits from a driveway in front providing off road parking.

Furthermore, the property represents an ideal first time of investment purchase, and is well located close to local amenities and a primary school.

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

## Location

Marcham is a medium sized village conveniently located just two miles of the popular Market Town of Abingdon-on-Thames. The village enjoys a wide range of local amenities suitable for everyday needs to include a community run Post Office/store, public house, scenic church, a Primary School and active community centre. Marcham is well placed for communications with easy access to the A34 and rail networks via Didcot Parkway, along with easy access to private schools.

The nearby market town of Abingdon-on-Thames 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: D



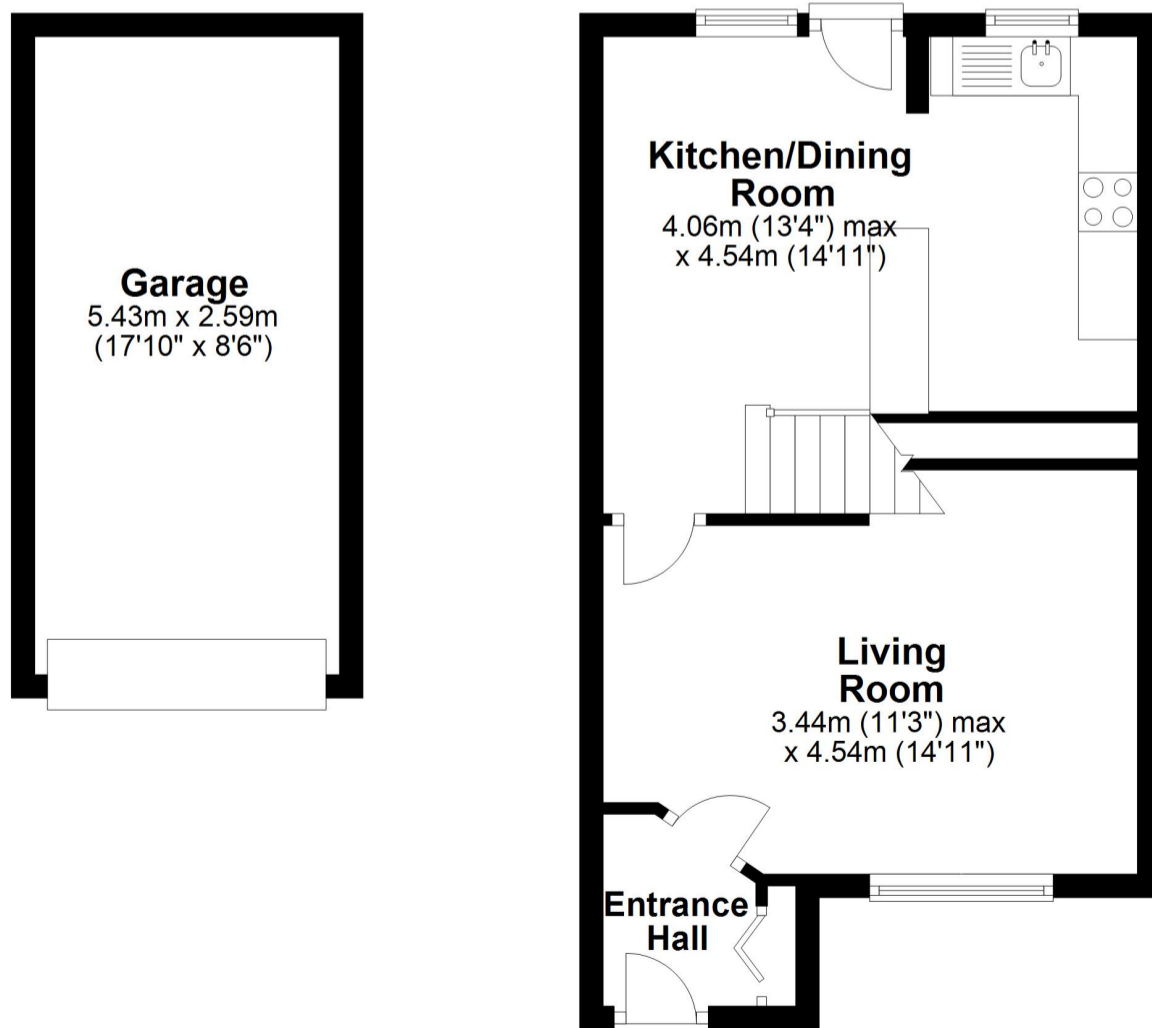
Waymark  
Wantage Office

T: 01235 645645

E: wantage@waymarkproperty.co.uk

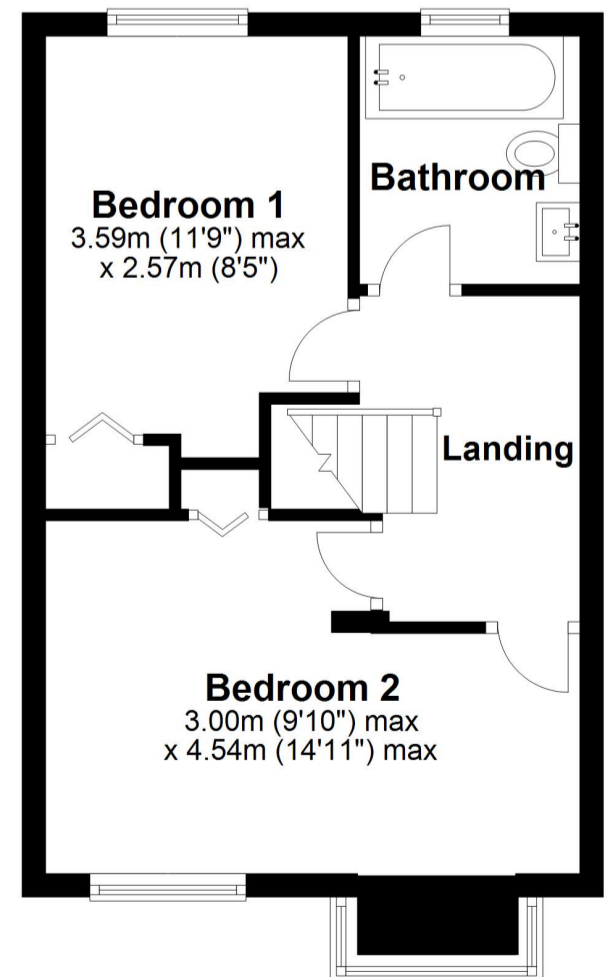
## Ground Floor

Approx. 48.3 sq. metres (519.4 sq. feet)



## First Floor

Approx. 32.8 sq. metres (353.3 sq. feet)



Total area: approx. 81.1 sq. metres (872.6 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.