

Freehold £325,000

Partridge Lane, Kingston Bagpuize, Abingdon, Oxfordshire OX13 5GY



- Two Storey, End of Terrace House
- Two Good-Sized Double Bedrooms
- Downstairs Cloakroom/WC
- Rear Garden
- Approx. 736 Sqft Gross Internal Area
- Naturally-Lit Bathroom
- Very Good Energy Efficiency Rating
- Two Car Driveway

## GENERAL DESCRIPTION

This smartly-presented property forms one end of a short, three-house terrace and has an attractive kitchen at the front, a central cloakroom/WC and a reception room with a door that leads out to the rear garden. The garden can also be accessed via the side gate. Upstairs, on the first floor of the house, there is a spacious main bedroom plus a second double bedroom and a simple yet stylish, naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system have resulted in a very good energy-efficiency rating. The property comes with parking for two cars and the nearby A420 runs south-west to Swindon and north-east towards Oxford. Nearby Kingston Bagpuize Millennium Green offers pretty, outside space to explore plus the Cotswolds, the Chiltern Hills and North Wessex Downs are all within easy driving distance.

**Tenure:** Freehold.

**Estate Charge:** £23.11 per month (subject to annual review).

**Council Tax:** Band C, Vale of White Horse District Council.

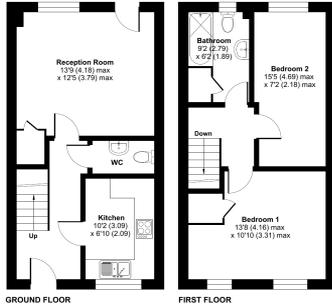
**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

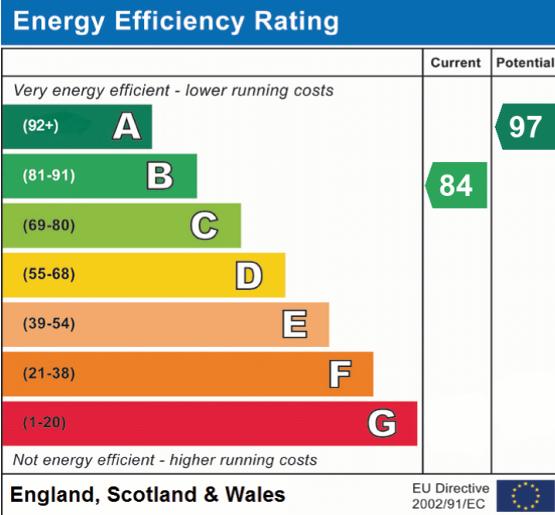


**Partridge Lane, Kingston Bagpuize, Abingdon, OX13**

Approximate Area = 736 sq ft / 68.3 sq m  
For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential, October 2018. Produced for Urban Moves. REF: 103200



## DIMENSIONS

### GROUND FLOOR

**Entrance Hall**

**Kitchen**

10' 2" x 6' 10" (3.09m x 2.09m)

**W.C.**

**Reception Room**

13' 9" max. x 12' 5" max. (4.18m x 3.79m)

### FIRST FLOOR

**Landing**

**Bedroom 1**

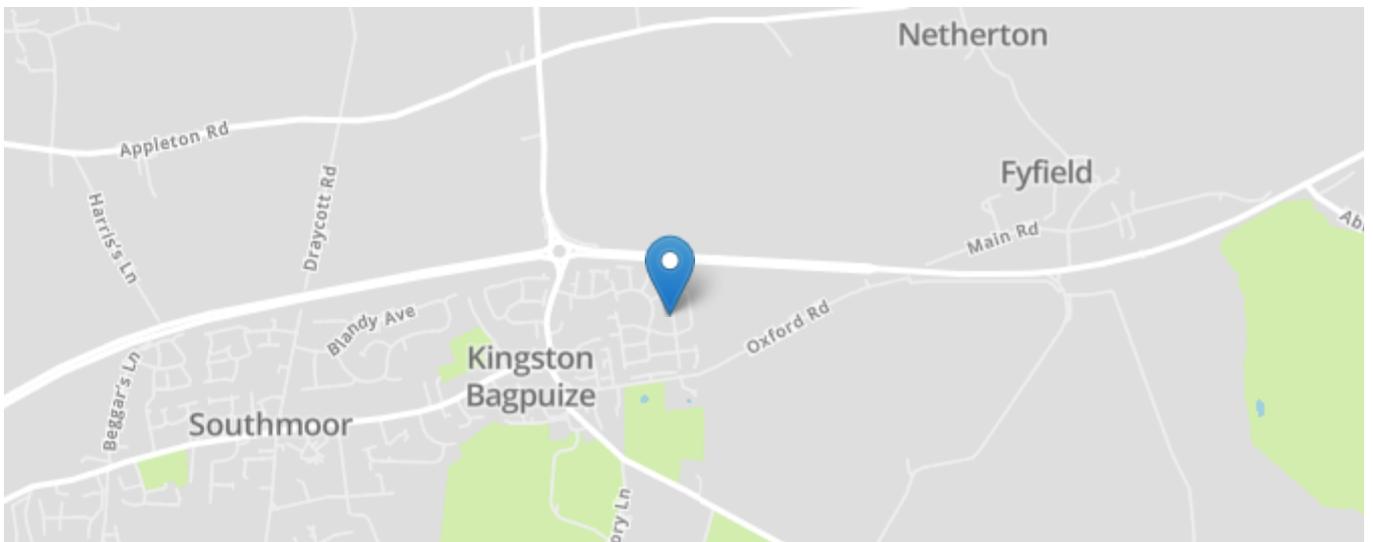
13' 8" max. x 10' 10" max. (4.16m x 3.31m)

**Bedroom 2**

15' 5" max. x 7' 2" max. (4.69m x 2.18m)

**Bathroom**

9' 2" max. x 6' 2" max. (2.79m x 1.89m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.