



75 Aldiss Drive, Kingston Bagpuize OX13 5GR
Oxfordshire, £325,000

Waymark

Aldiss Drive, Abingdon OX13 5GR

Oxfordshire

Freehold

Attractive Two Bedroom Semi-Detached Home | Ensuite To Master, Modern Family Bathroom & Ground Floor Cloakroom | Two Light And Airy Bedrooms | Modern Fitted Kitchen With Built-in Appliances | No Onward Chain | Landscaped, Private Rear Garden | Improved & Maintained To A High Standard | Sought After & Popular Location

Description

A truly immaculate and beautifully presented two bedroom semi-detached property which is located in the sought after village of Kingston Bagpuize, close to local amenities. Having been improved and well maintained to a high standard by the current owner, the property should be viewed internally to avoid disappointment.

Offered for sale with no onward chain, this lovely, light and airy property briefly comprises on the ground floor of entrance hall, cloakroom, useful utility area, living room with access to built in storage under the stairs and modern fitted open plan kitchen/dining room complete new tiling, built-in dishwasher and French doors onto the private garden. To the first floor you will find a modern fitted family bathroom with recently fitted shower over the bath and upgraded tiling, two double bedrooms with ensuite to the master and built-in storage to bedroom 2.

The recently landscaped and well tended rear garden offers a good degree of privacy and includes a patio area which is perfect for outside dining, a central area of stone chippings complemented by rear borders of shrubs and bamboo. There is side pedestrian access which leads to the two allocated parking spaces to the front of the property.

Furthermore, the property is within walking distance to the local primary school, shop and public house and benefits from quick commuter access onto the A420 (only 20 minutes drive to Oxford).

Constructed by Bloor Homes in 2020, the property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central

heating which is run by a combi-boiler and circa 6 and a half years remaining on the NHBC. There are no management fees to pay.

Location

The property lies in the popular village of Kingston Bagpuize. With its church, public house, post office and Co-op, it is within easy reach of the riverside market town of Abingdon. The area is particularly well served by good primary and secondary schools. It is situated within eleven miles of Oxford city centre, which offers a wealth of educational and cultural facilities. Kingston Bagpuize is well placed for communications with the A34 and A420 providing good access to the M40, M4 and Oxford and Didcot train stations.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: C



Waymark
Wantage Office

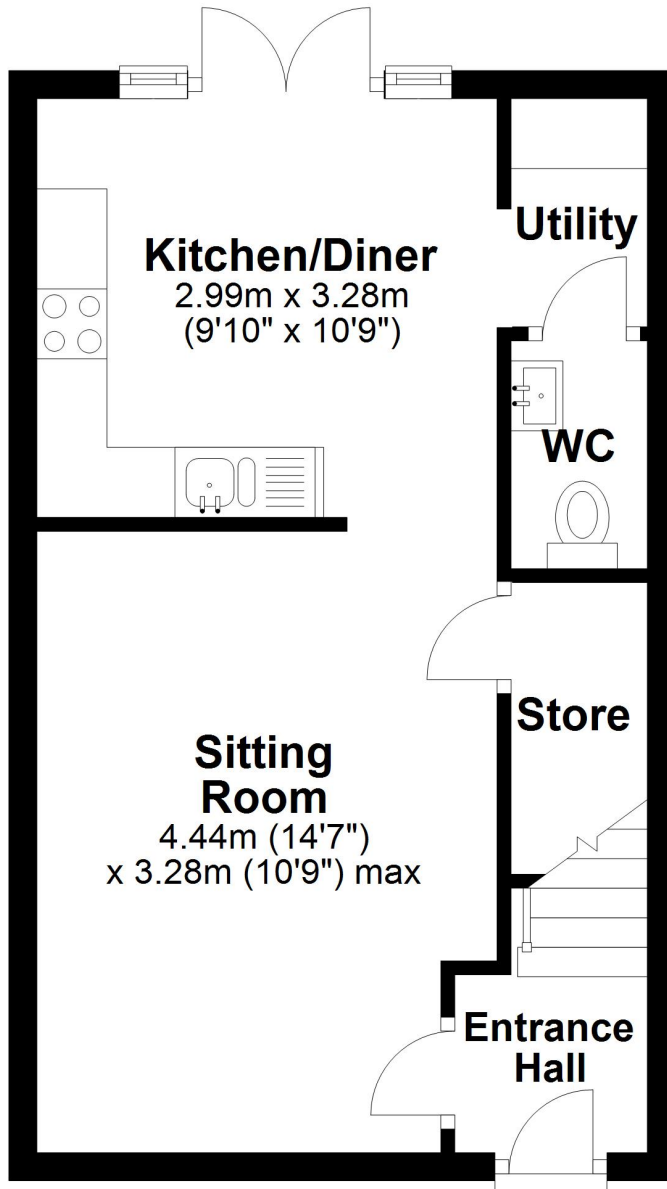
T: 01235 645645

E: wantage@waymarkproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		97
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

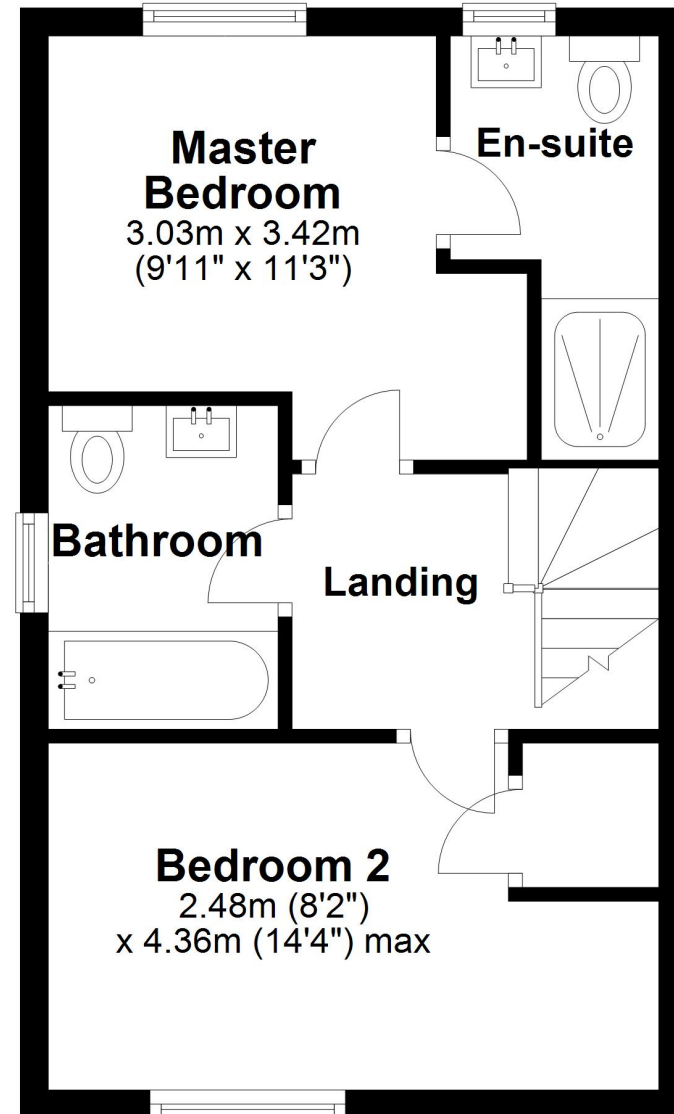
Ground Floor

Approx. 32.8 sq. metres (353.2 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.2 sq. feet)



Total area: approx. 65.6 sq. metres (706.4 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.

