



Tower Close, Marcham, Abingdon OX13 6PZ
Oxfordshire, Guide price £325,000

Waymark

Tower Close, Abingdon OX13 6PZ

Oxfordshire

Freehold

No onward chain | Popular village location | Quiet cul-de-sac position | Potential to modernise and extend (subject to planning) | Attached garage | Established front and rear gardens

Description

A delightful semi-detached 3 bedroom property located in the heart of the desirable village location of Marcham.

Internally the property would benefit from a degree of modernisation and comprises on the ground floor; an entrance hall which leads into a large open plan sitting and dining room which runs the full length of the property and has doors out to the rear garden. The kitchen is to the rear of the property and links also to a useful utility room with a door out to the rear garden and a cloakroom.

Stairs from the hall lead to the first floor where there are two generous sized double bedrooms and a smaller single bedroom. A family bathroom completes the first floor.

Externally to the front is a driveway providing off-street parking for 2 vehicles and also gives access to the attached garage, there is also an open garden to the front. The rear garden is of a good size and has a mixture of paved areas and established planting.

The property is heated centrally via a gas fired boiler and is offered with no onward chain. The property is freehold.

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

Viewing is by appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: D



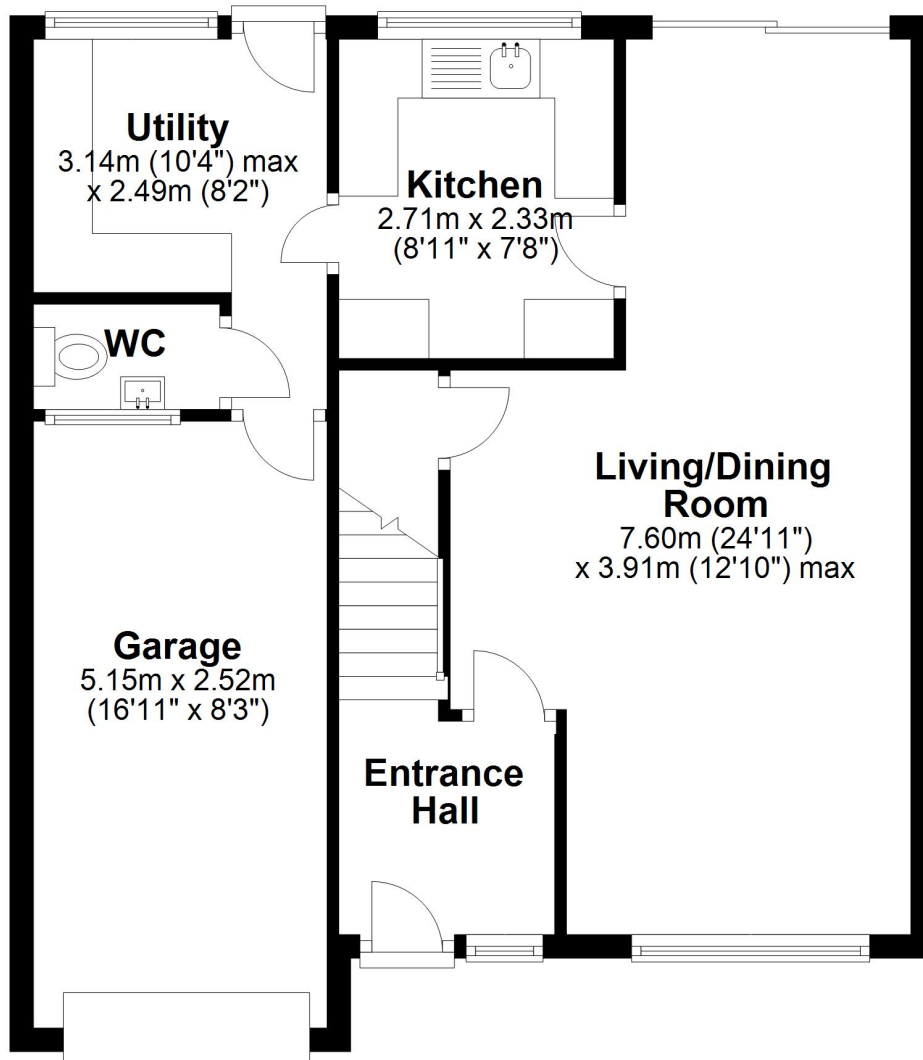
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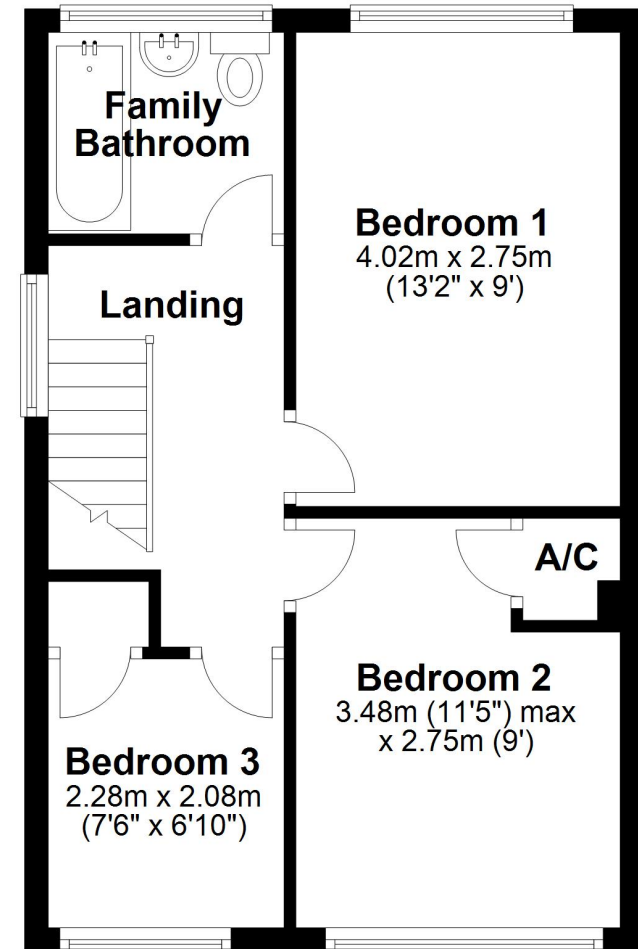
Ground Floor

Approx. 58.7 sq. metres (631.5 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.7 sq. feet)



Total area: approx. 95.7 sq. metres (1030.3 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.

