



Coopers Lane, Abingdon, OX14 5GW

£425,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A well presented three storey mid terrace town house with no onward chain, forming part of the well regarded Brewery Development.

Pleasantly and conveniently situated within just a few minutes short walk into Abingdon's town centre.

The well arranged accommodation incorporates many interior features including a well fitted and equipped kitchen with built in appliances, en-suite to the main bedroom, and outside to the rear is an enclosed southerly facing garden, and two car parking spaces.

Abingdon on Thames is an historic Thameside market town providing comprehensive shopping, schooling, and recreational amenities.





## Key Features

- No onward chain
- 2 x allocated car parking spaces
- Short walk into Abingdon town centre
- Close to bus routes
- Gas central heating to radiators
- Cloakroom
- Council Tax Band: D
- EPC Rating: C
- Estate charge approx £400 pa
- Three bedrooms (two doubles) and en-suite to the main bedroom

## The Location

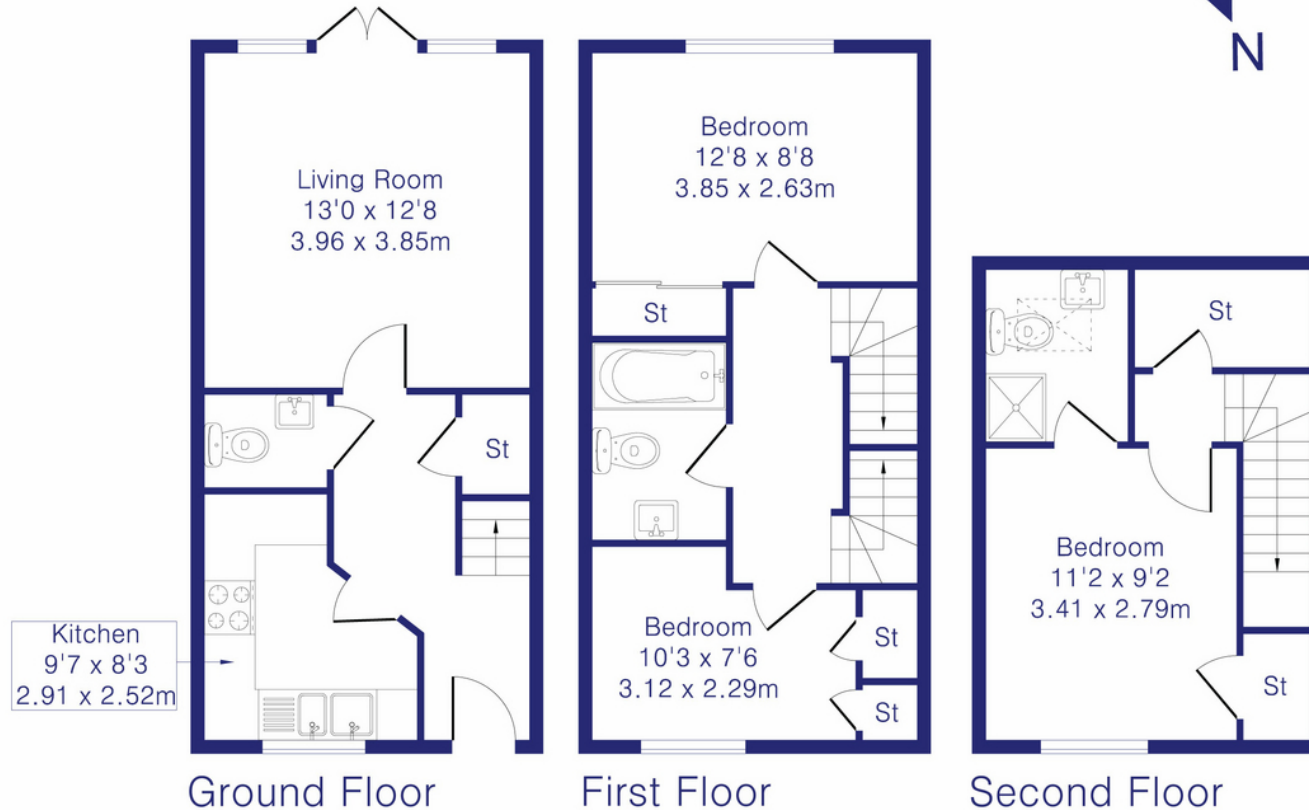
Just 6 miles to the south of Oxford, there is quick and easy access onto the nearby A34 connecting northbound to the M40, and southbound to the M4.

For commuters, Didcot Parkway is within 8 miles and connects to London Paddington in as little as 38 minutes.

From Abingdon town centre, take the High Street, and continue into Ock Street. After a short distance, turn left into Coopers Lane, and continue past the Brew Tower on the left, following the road around to the left, where the house will be found on the right hand side.



Approximate Gross Internal Area 905 sq ft – 83 sq m  
 Ground Floor Area 337 sq ft – 31 sq m  
 First Floor Area 337 sq ft – 31 sq m  
 Second Floor 231 sq ft – 21 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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