



6 Gosling Court, Abingdon, OX14 1TT

Guide Price £315,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Originally built in the late 18th century The Coach House is a private and wonderfully positioned two-bedroom detached bungalow.

The property has been fully renovated and includes a new kitchen, bathroom suite, flooring, windows, a new heating system, and a full rewire. It comprises a hallway, open plan kitchen/lounge, family bathroom, and two bedrooms. There is plenty of storage available within the loft and there is private parking to the front of the property.

The bungalow is situated just off Bath Street and is within walking distance to shops, public transport and other local amenities.

Estate charge £300 per annum.



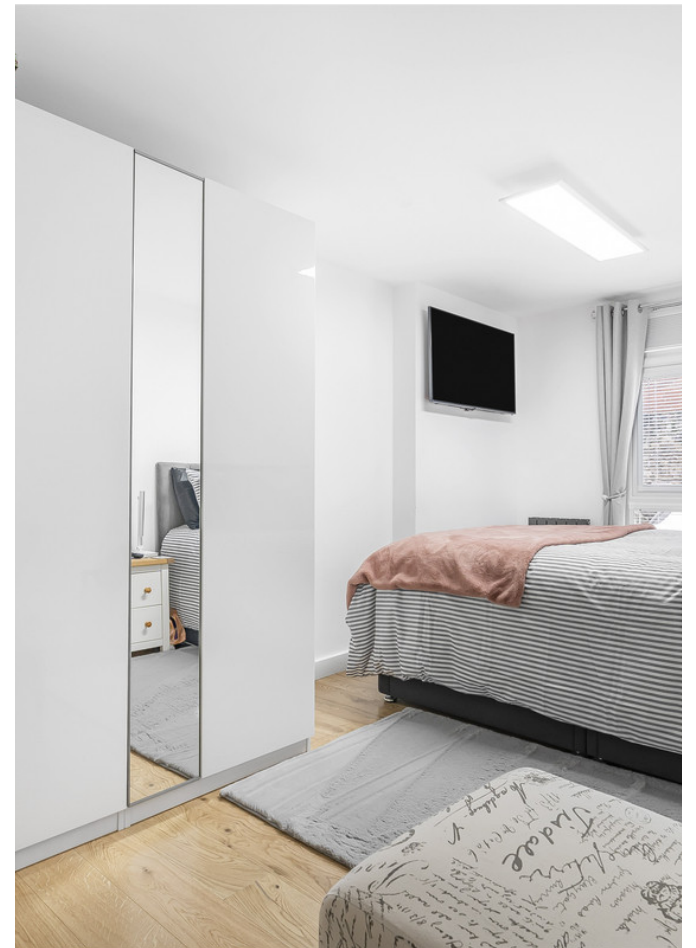


Key Features

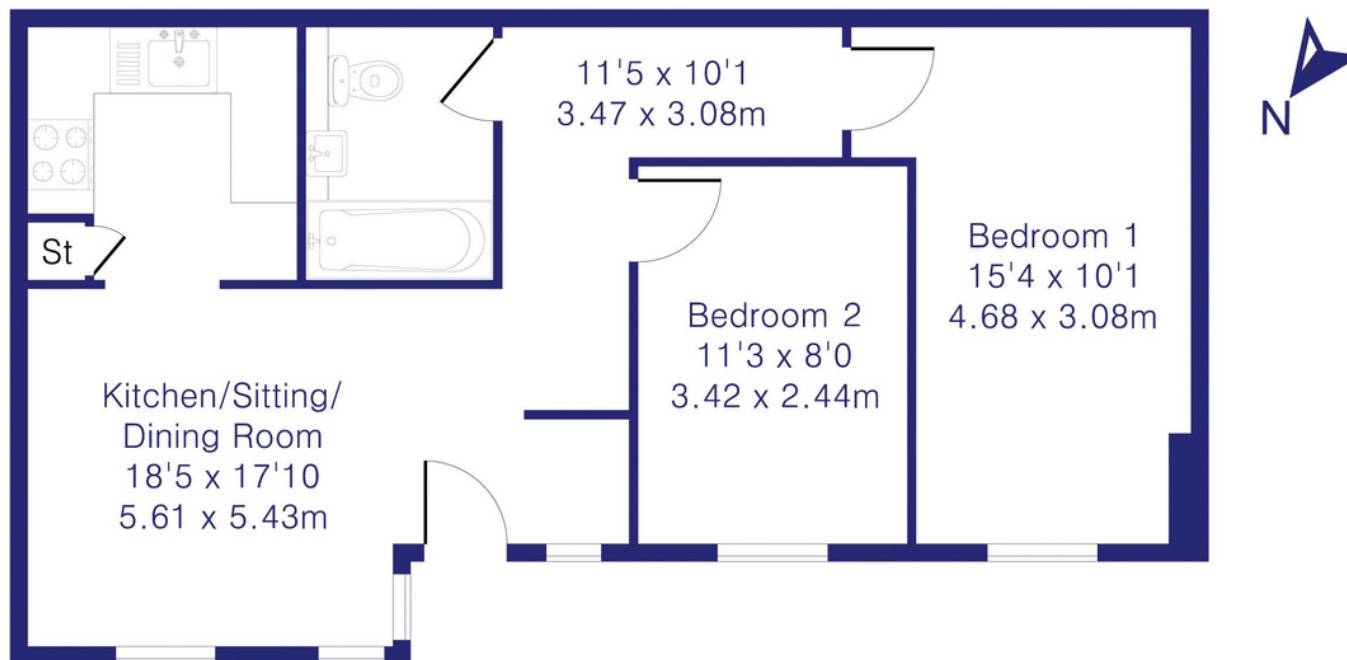
- Fully renovated
- Detached bungalow
- Open plan kitchen/lounge
- Abingdon town centre
- Double bedroom
- Private allocated parking
- EPC Rating C
- Council Tax Band D

The Location

Abingdon on Thames is an historic market town offering a broad range of shopping, schooling and recreational amenities. Just 8 miles to the south of the University City of Oxford and with quick and easy access onto the nearby A34 connecting northbound to the M40 and southbound to the M4. Didcot Parkway is within 8 miles and connects to London Paddington in approximately 40 minutes.



Approximate Gross Internal Area 564 sq ft – 52 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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