



All enquiries Ref: James Paterson



- **Freehold two floor semi-detached house
requiring modernisation**
- **Full vacant possession**

Location:

The property is situated on Hilliat Fields between its junctions with Marcham Road and Lyford Close. Public transport links include Didcot Parkway mainline rail station, together with a network of local bus services serving the surrounding vicinity. Road links include the A34 and B4016, providing connections to Abingdon, Oxford, and access to the A34/A34 junctions. Shopping amenities can be found locally within Drayton village, with an extensive range of shops, bars and restaurants being found in Abingdon-on-Thames town centre. Recreational pursuits can be found locally at the open spaces of Drayton's Walnut Meadows and allotments, Drayton Parish play areas, and nearby Drayton Park Golf Club, with further walking routes into the surrounding countryside.

**Description:**

Freehold semi-detached house arranged over ground and first floors requiring modernisation.

Accommodation:

First floor: Two bedrooms, bathroom/WC, landing

Ground floor: Two reception rooms, kitchen, entrance hall

Outside: outside storage room, front and rear gardens

Gross Internal Area GIA: Approximately 76 sq m (816 sq ft)

**EPC rating:** C**Council Tax Band:** C**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

