



Connells

Kempster Close
Abingdon



Property Description

**** REGISTER FOR EARLY INTEREST****

An excellent opportunity to purchase a one-bedroom end of terrace home with garden and parking in North Abingdon.

High desirable location with opportunity to improve and make your own. The property would benefit from modernisation to the bathroom and kitchen however presents in very clean and well looked after condition throughout.

Ideal first time buy or investment. This property offers a potential rental yield of 6.9% The property has been let out very recently and therefore meets current landlord obligations with gas certificate and electrical checks. There is also FENZA warranty for the windows.

Kempster Close can be found just off Audlett Drive on the Northeast side of Abingdon on Thames. Within a short walk there are several routes providing convenient access to the town centre as well as Oxford. Abingdon offers a variety of independent and High Street shops including a Waitrose and Tesco supermarket, a selection of coffee shops and numerous restaurants and pubs.



Living Room/Kitchen

12' 5" x 15' 4" (3.78m x 4.67m)

Light living room open plan to the kitchen, large window which allows beams of natural light and overlooks the private garden. Possible potential to install French doors out into the garden. Fully functional kitchen in need of modernisation.

Bedroom One

8' 9" x 12' 5" (2.67m x 3.78m)

Large double bedroom with ample room for wardrobes and side tables adjacent to the bathroom

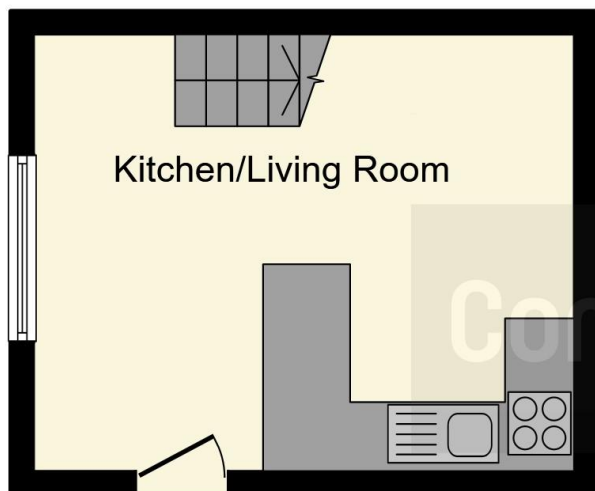
Rear Garden

Excellent rear garden fully enclosed and partial laid to lawn, with patio ideal for outdoor dining and a storage shed to house your tools!

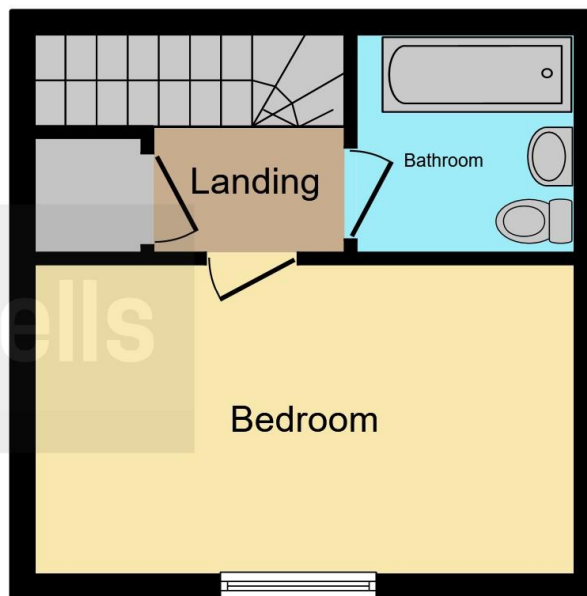
Location

Just 1 mile walk into the High Street of Abingdon and River Thames. Ideal stroll on a Sunday morning to grab a coffee from a plethora of shops/cafes and take a walk down the river and around the historic town. Or you can take the 33 bus positioned just out on Norman Avenue into the High Street alternatively if you fancied a day in Oxford you can get on the 35 bus at Daisy Bank straight into town.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

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Tenure: Freehold



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