



**Connells**

Eaton Road  
Appleton Abingdon



# Eaton Road Appleton Abingdon OX13 5JJ

for sale  
**£400,000**



## Property Description

This charming three-bedroom mid-terrace cottage is situated within the highly desirable village of Appleton and benefits from an impressive 89ft front garden, off-road parking and a rear garden.

Accessed via wooden gates, the property offers parking to the front and a delightful approach with a picket fence and an extensive lawned garden, creating an attractive first impression.

The ground floor comprises a welcoming living room featuring a log burner, perfect for cosy evenings, alongside a fully equipped kitchen with ample storage cupboards and space for a family dining table. A downstairs bathroom with shower completes the accommodation on this level and provides direct access to the rear garden. Please note there is a right of access for neighbouring properties through the rear garden.

To the first floor are two well-proportioned double bedrooms, both benefitting from built-in wardrobes, along with a further single bedroom.

Overall, the property offers a warm and inviting atmosphere throughout and would make an ideal home for a family seeking village living with outdoor space and character.

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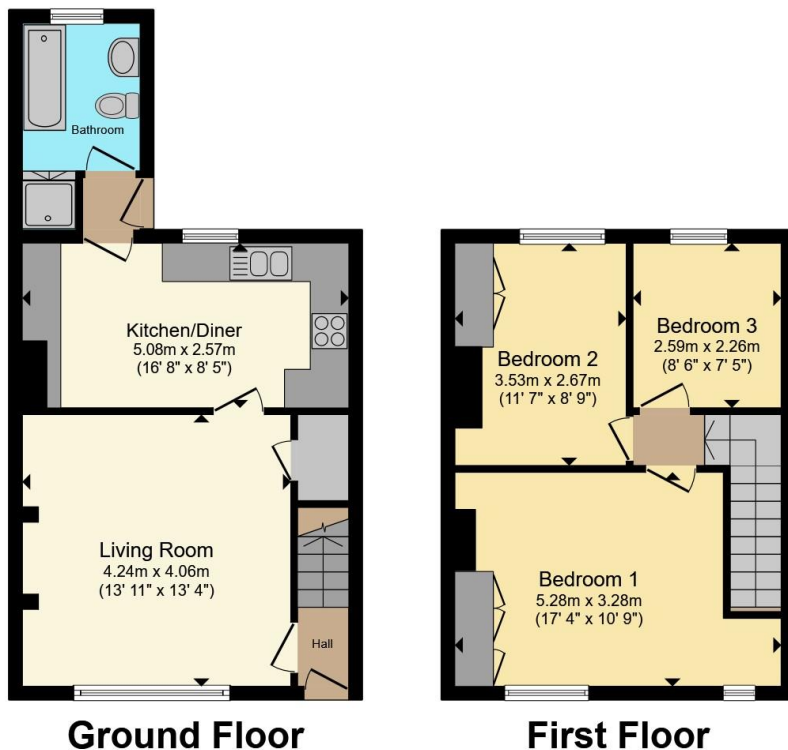
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Total floor area 76.5 m<sup>2</sup> (823 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**



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13 Corn Street  
 WITNEY OX28 6DB

EPC Rating: D Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/ABG305502](http://connells.co.uk/Property/ABG305502)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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