



**Connells**

Eaton Road  
Appleton Abingdon



### 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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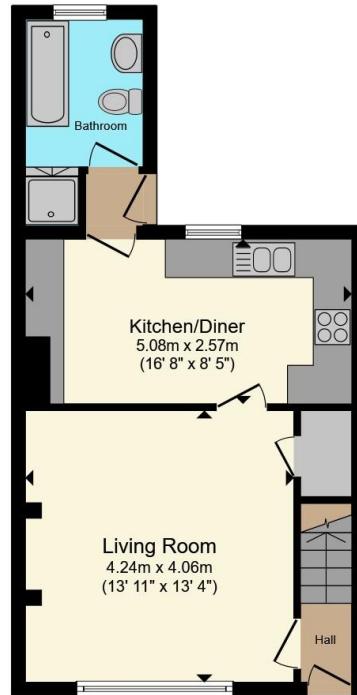
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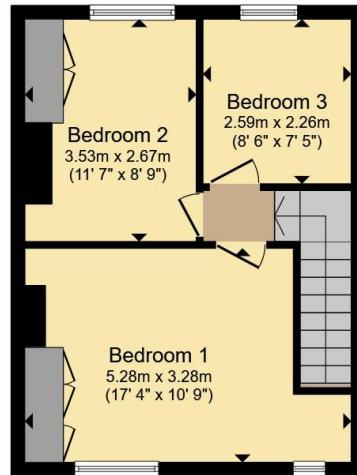
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**Ground Floor**



**First Floor**

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**

To view this property please contact Connells on

**T 01993 778 281**  
**E [witney@connells.co.uk](mailto:witney@connells.co.uk)**

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



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