



Connells

Baker Road
Abingdon



Property Description

An excellent opportunity to purchase a wonderful four bedroom family home. This property is a must see to appreciate the spacious living areas, particularly large garden with patio and a large garage that has ample room for a car as well as workshop.

This home would be the ideal project for someone to make their own. Given the good condition of the property which is presented in particularly clean order throughout, is something that could be worked on while lived in over time.

Situated within walking distance to Abingdon High Street and Caldecott Primary School.

Benefitting from; gas central heating, double glazing, driveway parking suitable for two cars, large garage and beautiful garden.

Agent Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved



Room Measurement

Ground Floor

Living Room

12' 9" x 16' 9" (3.89m x 5.11m)

Kitchen & Dining Room

9' 10" x 17' (3.00m x 5.18m)

Converted Garage

17' 5" x 14' 5" (5.31m x 4.39m)

Utility

6' 11" x 15' 1" (2.11m x 4.60m)

First Floor

Bedroom One

12' 9" x 9' 10" (3.89m x 3.00m)

Bedroom Two

10' 10" x 10' 6" (3.30m x 3.20m)

Bedroom Three

10' 10" x 9' 10" (3.30m x 3.00m)

Bedroom Four

9' 2" x 6' 2" (2.79m x 1.88m)

Bathroom

7' 6" x 6' 2" (2.29m x 1.88m)





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/ABG304795

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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