



Blandy Avenue, Southmoor, Abingdon, OX13 5DB

welcome to

Blandy Avenue, Southmoor, Abingdon

Allen & Harris are proud to introduce this fantastic property on Blandy Avenue to the market. This home comprises a spacious downstairs, alongside three bedrooms and one bathroom on the upper floor. There is also a rear garden and off street parking, provided by both a driveway and a garage.

Lounge/diner

10' 7" x 23' 4" Max (3.23m x 7.11m Max)

Two radiators, window to rear aspect, and window to front aspect.

Kitchen

9' x 7' 8" (2.74m x 2.34m)

Integrated appliances, washing machine/dryer, fridge/freezer, cooker and extractor fan.

Bedroom One

9' 10" x 12' 5" (3.00m x 3.78m)

Window to front aspect, radiator and flooring laid to carpet.

Bedroom Two

10' 2" x 10' 6" Max (3.10m x 3.20m Max)

Window to rear aspect, radiator, boiler in cupboard and carpet laid to flooring.

Bedroom Three

6' 8" x 8' 1" Max (2.03m x 2.46m Max)

Window to front aspect and carpet laid to flooring.

Bathroom

Fully tiled aside from ceiling. Window to the rear aspect, shower, w.c and hand wash basin.





Situated in the well sought after village of Southmoor, this three bedroom property comprises of a spacious living room and kitchen on the ground floor, whilst the upper floor features the master bedroom alongside two further bedrooms and a bathroom. The exterior of the property offers driveway parking and a garage, as well as a rear garden.

Being situated in Southmoor, the property is nearby local amenities such as public houses, village shops and the village hall, alongside bus links to surrounding towns and villages, in addition to Oxford. Blandy Avenue offers village living whilst still being close to convenient amenities.



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.



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welcome to

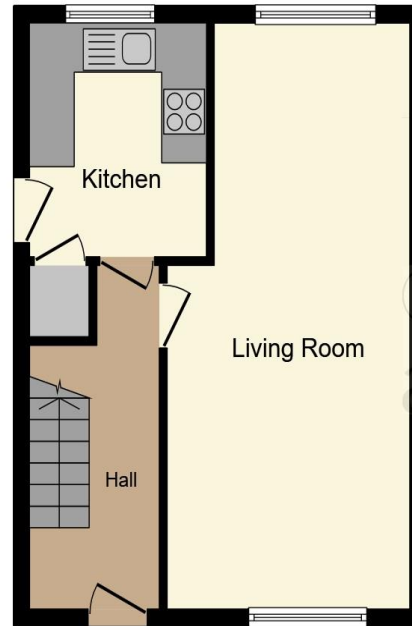
Blandy Avenue, Southmoor, Abingdon

- Three Bedroom House
- Rear Garden
- Driveway Parking & Garage
- Sought After Village Location
- No Chain

Tenure: Freehold EPC Rating: C

offers in excess of

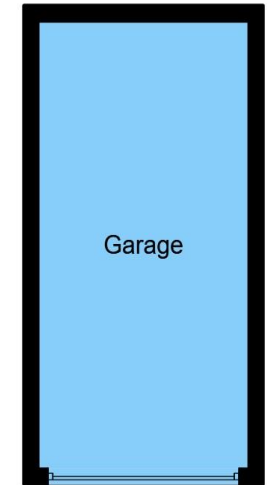
£350,000



Ground Floor



First Floor



Garage

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.

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Property Ref:
ABI107633 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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