

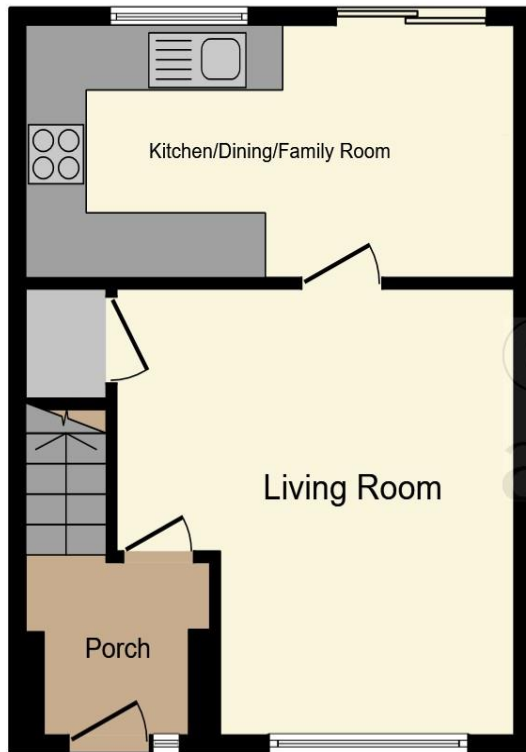


**Blandy Avenue, Southmoor, Abingdon OX13 5DB**

## welcome to Blandy Avenue, Southmoor Abingdon

Located in the charming village of Southmoor, this delightful three-bedroom semi-detached house offers a blend of comfort and modern living. The ground floor features a spacious kitchen dining area, perfect for family meals and entertaining, complemented by a separate lounge that provides a cozy retreat for relaxation. Upstairs, you will find three well-appointed bedrooms and a contemporary family bathroom, ensuring ample space for the whole family.

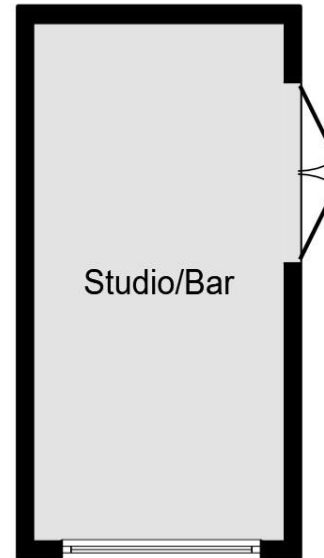




**Ground Floor**



**First Floor**



**Outbuilding**

**Lounge**  
13' 9" x 14' 4" ( 4.19m x 4.37m )

**Dining Room**  
8' 1" x 8' 6" ( 2.46m x 2.59m )

**Kitchen**  
6' 4" x 8' 5" ( 1.93m x 2.57m )

**Bedroom One**  
10' 1" x 12' 3" ( 3.07m x 3.73m )

**Bedroom Two**  
10' x 10' 8" ( 3.05m x 3.25m )

**Bedroom Three**  
6' 5" x 8' 11" ( 1.96m x 2.72m )

**W/C**

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](http://www.focalagent.com)

welcome to

## Blandy Avenue, Southmoor, Abingdon

- Spacious kitchen dining area
- Converted soundproofed garage
- Three bedrooms
- Local practical amenities
- 

Tenure: Freehold EPC Rating: C

The property boasts a unique feature in the garden-a garage that has been thoughtfully converted into a soundproofed bar, ideal for social gatherings and leisure. This home combines village charm with practical amenities, making it an ideal choice for those seeking a peaceful yet vibrant lifestyle.

# £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ABI107446 - 0004

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