



**Waxes Close, Abingdon, OX14 2NG**



**welcome to**

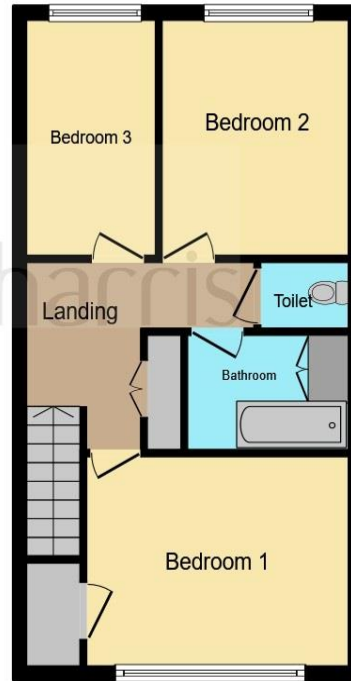
## **Waxes Close, Abingdon**

In association with Rapid Sale, nestled in the popular area of Waxes Close, Abingdon, this charming three-bedroom mid-terrace home offers an ideal blend of space and convenience. The ground floor features an integral garage and a spacious lounge dining room, perfect for relaxing or entertaining. The separate kitchen leads to an added conservatory, which opens directly onto a lovely private garden, offering a peaceful retreat and additional living space. Upstairs, you'll find three well-proportioned bedrooms, a family bathroom, and a separate W/C, providing practicality for families or guests. The front of the property includes parking space, making it convenient for households with vehicles. This property is being sold with no onward chain, ensuring a straightforward purchase process. An excellent opportunity to acquire a versatile home in a sought-after location.





**Ground Floor**



**First Floor**

**Lounge**  
19' 9" x 10' 4" ( 6.02m x 3.15m )

**Kitchen**  
18' 8" x 5' 2" ( 5.69m x 1.57m )

**Conservatory**  
10' 3" x 5' 11" ( 3.12m x 1.80m )

**Bedroom One**  
12' 11" x 9' 8" ( 3.94m x 2.95m )

**Bedroom Two**  
10' 8" x 9' 3" ( 3.25m x 2.82m )

**Bedroom Three**  
10' 9" x 6' 3" ( 3.28m x 1.91m )

**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)

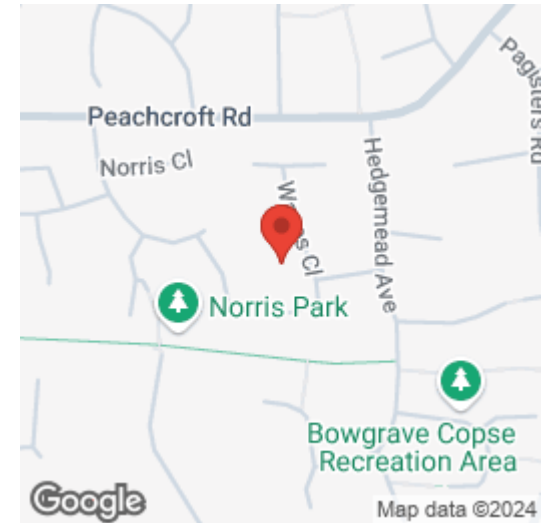
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## **Waxes Close, Abingdon**

- Three Bedroom
- Mid Terrace
- Integral Garage
- No Onward Chain
- Front Parking

Tenure: Freehold EPC Rating: D

# £270,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
ABI108022 - 0007

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**allen & harris**



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