





#### welcome to

### **Hunter Close, Abingdon**

Nestled in the popular and well-established Hunter Close in North Abingdon, this spacious four-bedroom detached property presents an exciting opportunity for buyers looking to put their own stamp on a home. In need of refurbishment throughout, it offers a blank canvas to create a truly stunning family residence. The ground floor features a generous sitting room, a separate family dining area, and a kitchen that opens directly onto the garden - perfect for entertaining or enjoying summer evenings. Upstairs, you'll find four well-proportioned bedrooms and a family bathroom, offering ample space for a growing family.



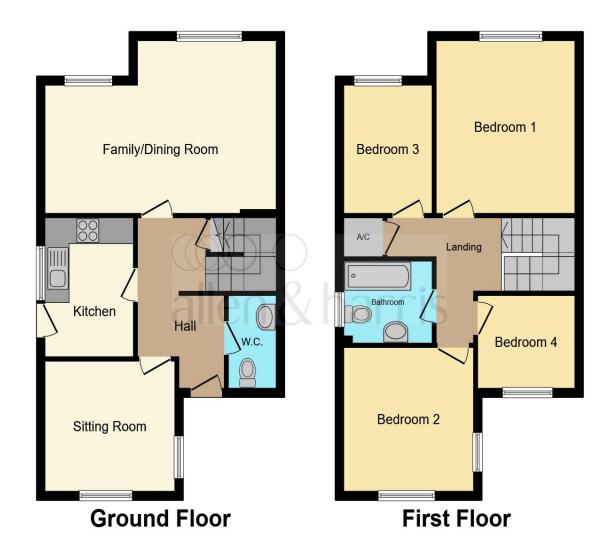












**Family / Dining Room** 

19' x 13' (5.79m x 3.96m)

Kitchen

10' 2" x 7' 3" ( 3.10m x 2.21m )

**Sitting Room** 

10' 9" x 10' 8" ( 3.28m x 3.25m )

**Bedroom One** 

12' 11" x 11' 4" ( 3.94m x 3.45m )

**Bedroom Two** 

10' 11" x 10' 8" ( 3.33m x 3.25m )

**Bedroom Three** 

9' 9" x 7' 3" ( 2.97m x 2.21m )

**Bedroom Four** 

7' 11" x 7' 1" ( 2.41m x 2.16m )

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

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## **Hunter Close, Abingdon**

- Detached
- Four Bedroom
- Private Rear Garden
- Driveway Parking
- Garage

Tenure: Freehold EPC Rating: E

Externally, the property benefits from a private rear garden, driveway parking, and a garage. With its desirable location and huge potential, this is a fantastic opportunity to create your dream home in one of Abingdon's most sought-after neighbourhoods.

# £400,000









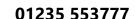
Please note the marker reflects the postcode not the actual property

#### view this property online allenandharris.co.uk/Property/ABI108237



Property Ref: ABI108237 - 0003 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.







allen & harris

abingdon@allenandharris.co.uk



1 High Street, ABINGDON, Oxfordshire, OX14 5BD



allenandharris.co.uk

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