



Ladygrove Paddock, Drayton Road, Abingdon, OX14 5HT

welcome to

Ladygrove Paddock Drayton Road, Abingdon

Charming Two-Bedroom Bungalow in Central Abingdon. Located on the popular Drayton Road in central Abingdon, this well-proportioned two-bedroom bungalow offers comfortable living with the convenience of nearby amenities. The property features a spacious living room, a well-sized kitchen, two bedrooms, and a bathroom, all designed for easy, single-level living. The bungalow is part of a well-maintained development with beautifully kept communal gardens, perfect for those who enjoy outdoor space without the upkeep.





Living

16' x 10' 8" (4.88m x 3.25m)

Kitchen

10' 6" x 6' 11" (3.20m x 2.11m)

Bedroom One

15' 2" x 9' 1" (4.62m x 2.77m)

Bedroom Two

10' 5" x 8' 8" (3.17m x 2.64m)

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

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Ladygrove Paddock Drayton Road, Abingdon

- Bungalow
- Two Bedroom
- Single-Level Living
- Communal Gardens
- Close to Local Amenities

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 05 Dec 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



Situated in a sought-after location with excellent transport links, shops, and local conveniences within easy reach, this home is ideal for those looking to downsize or seeking a peaceful yet well-connected residence.

For people over the age of 60. Managed by Anchor the estate manager visits twice a week and there is a 24 hour emergency response call system and a communal laundry.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108225



Property Ref:
ABI108225 - 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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allen & harris



01235 553777



abingdon@allenandharris.co.uk



1 High Street, ABINGDON, Oxfordshire, OX14
5BD



allenandharris.co.uk