



**Sint Niklaas Close, Abingdon, OX14 5QF**



**welcome to**

**Sint Niklaas Close, Abingdon**

Allen and Harris are proud to present this 3/4 bed property located in a convenient position within the town of Abingdon.





**Ground Floor**



**First Floor**

**Kitchen**

11' 6" x 10' 2" ( 3.51m x 3.10m )

**Lounge**

20' 7" x 19' 8" ( 6.27m x 5.99m )

**Dining Room**

11' 6" x 10' 5" ( 3.51m x 3.17m )

**Family Room**

10' 7" x 11' 8" ( 3.23m x 3.56m )

**Shower Room**

**Rear Lobby**

**Landing**

**Bedroom One**

12' 9" max x 7' 5" ( 3.89m max x 2.26m )

**Bedroom Two**

10' 1" x 10' 6" ( 3.07m x 3.20m )

**Bedroom Three**

7' 6" x 7' 7" ( 2.29m x 2.31m )

**Bathroom**

**Rear Garden**

**Driveway**

**Garage**

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**

## **Sint Niklaas Close, Abingdon**

- 3/4 Bed Property
- Semi - Detached
- Rear Garden
- Driveway Parking for Multiple Vehicles
- Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

**£400,000**

The property comprises of a generous size kitchen with modern units leading through to a dining room. The dining room is also generous in size and measures in excess of 11 ft in length. Conveniently leading off from the dining room is a ground floor bedroom with views over the rear garden and stripped wood flooring. Leading through to the principle room of the property which is a fantastic and ample lounge/diner room which measures over 20 ft in length by 19 ft in width and also gives access to the rear lobby. Following on from the rear lobby is a downstairs shower room.

To the first floor there is access to three further bedrooms and a bathroom, the largest of the bedrooms has built in wardrobes and measures in excess of 12 ft in length. Bedroom two also benefits from built in wardrobes. The bathroom is also ample in size and includes a rang of modern figments. To the rear and to the side is a garden mainly laid to patio slabs with a raised rear flower bed. To the side there is access to the front of the property. To the front of the property there is generous parking for several cars by way of a dropped curb and a driveway which is laid to brick giving access to the garage with an up and over door.



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/ABI108314](https://allenandharris.co.uk/Property/ABI108314)



Property Ref:  
ABI108314 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**allen & harris**



**01235 553777**



[abingdon@allenandharris.co.uk](mailto:abingdon@allenandharris.co.uk)



1 High Street, ABINGDON, Oxfordshire, OX14  
5BD



**[allenandharris.co.uk](https://allenandharris.co.uk)**