



**Overmead, Abingdon, OX14 5ND**

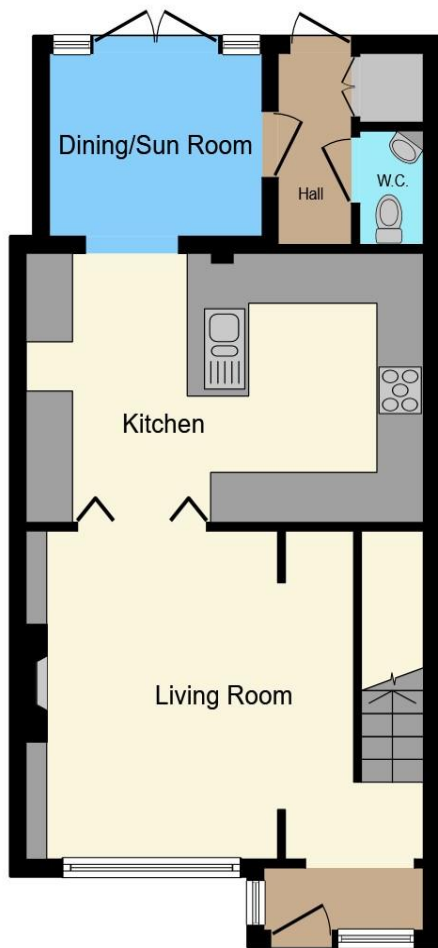


**welcome to**

## **Overmead, Abingdon**

Allen and Harris are proud to present this two-bedroom property situated in a popular area of Abingdon overlooking fields. The property is approached via an entrance porch giving access to a generous sitting room which measures in excess of 16ft and overlooks fields to the front aspect. Leading on is a modern kitchen/breakfast room which measures 18ft and includes a range of modern eye and base level units and includes ceramic tiled floor, space for a cooker, space for a fridge freezer, plumbing for a dishwasher and has spotlights to the ceiling. To the rear is an extension which has created an additional dining room with skylight and double-glazed French doors opening out to the rear garden, there is a door to the rear lobby and the rear lobby houses a downstairs cloakroom and a cupboard which has plumbing for a washing machine.

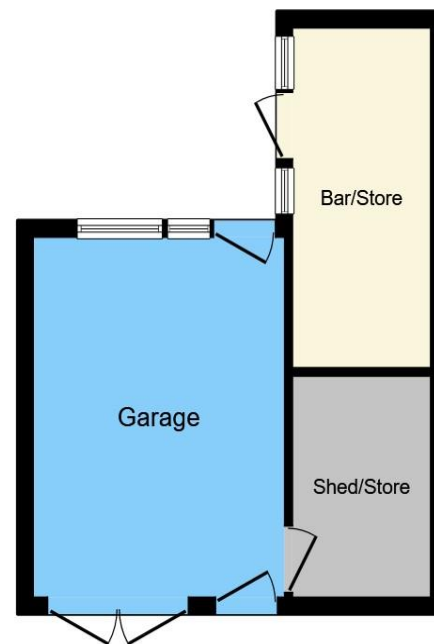




**Ground Floor**



**First Floor**



**Outbuilding**

**Entrance Hall**

**Lounge**

16' 8" x 12' 8" ( 5.08m x 3.86m )

**Dining Room**

10' 2" x 7' 5" ( 3.10m x 2.26m )

**Kitchen**

18' x 10' 6" ( 5.49m x 3.20m )

**Rear Lobby**

**Landing**

**Bedroom One**

8' 8" x 13' 6" ( 2.64m x 4.11m )

**Bedroom Two**

10' 4" x 9' 9" ( 3.15m x 2.97m )

**W/C**

**Rear Garden**

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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## Overmead, Abingdon

- Mid Terraced
- Two Bedroom
- Modern Kitchen/Breakfast Room
- Double-Glazed French Doors To Garden
- Overlooks Feilds to the Front Aspect
- Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in excess of

**£300,000**

The first floor offers two generous bedrooms both with built in wardrobes and the main bedroom overlooks fields to the front aspect.

There is also a modern bathroom which comprises a low level wc, hand wash basin, heated towel rail, ceramic tiled floor and a double length shower cubicle with integrated shower and water jets.

To the rear is a pleasant garden with timber decked patio with the remainder laid to Astro turf with doors to a garage and a storage room both with light and power.

Overmead is in a prime area for nearby schools such as Caldecott primary school, Thames Side primary school, Abingdon school and the Unicorn School, making this a prime family home location.



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
ABI107933 - 0004

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