



Abingdon Road, Drayton, ABINGDON, OX14 4HT

welcome to

Abingdon Road, Drayton ABINGDON

Allen and Harris are proud to present this 3 / 4-bedroom property renovated by the present owners to now offer a modern stylish family home offered with no onward chain and situated in the centre of Drayton village. The property is approached via an entrance porch which gives access to a sitting room, ground floor bedroom, and kitchen. The sitting room, which is generous in size and measures in excess of 10ft in length and in excess of 10ft in width, leading on is the kitchen which has a modern range of eye and base level units and feature beams to the ceiling, there is further access to a ground floor hall which gives access to a modern refitted ground floor shower room and stairs to the first floor. The Kitchen leads on to a separate dining room and separate utility room.





Ground Floor



First Floor

Lounge

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

Dining Room

6' 2" x 11' 2" (1.88m x 3.40m)

Kitchen

10' 9" x 8' 9" (3.28m x 2.67m)

Utility Room

6' 2" x 5' 7" (1.88m x 1.70m)

Downstairs Shower Room

Bedroom One

10' 10" x 10' 10" (3.30m x 3.30m)

Bedroom Two

10' 10" x 10' 10" (3.30m x 3.30m)

Bedroom Three

10' 9" x 5' 7" (3.28m x 1.70m)

Bedroom Four

11' 8" x 5' 7" (3.56m x 1.70m)

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

welcome to

Abingdon Road, Drayton ABINGDON

- 4 Bedrooms
- No Onward Chain
- Village Location
- Ground Floor Shower Room
- Utility Room
- Rear Garden
- Parking

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

offers in excess of

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108338



Property Ref:
ABI108338 - 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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