



13 Gainsborough Green, Abingdon OX14 5JH



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13 Gainsborough Green

Fully modernised older style three bedroom semi-detached family home, with large and attractive gardens. Well-situated in an established location close to many nearby amenities and schooling.

13 Gainsborough Green is situated on the edge of this popular development and offers easy pedestrian access to nearby amenities and a short drive to the A34 leading to many important destinations north and south, including Oxford city (circa. 6 miles). For commuters, Didcot mainline railway station (circa. 8 miles) offers a quick route to London Paddington.

Leave Abingdon town centre using Ock Street and turn left at the mini-roundabout onto Drayton Road. Continue across the following two roundabouts and take the second turning on the left hand side at the traffic lights onto Preston Road, then immediate left into Drayton Road continue a short way. Halfway along at the island, turn right into Gainsborough Green, where No. 13 is found on the left hand side, clearly indicated by the For Sale board.





Key Features

- Entrance hall leading to impressive living room
- Contemporary re-fitted kitchen with many built in electrical appliances open plan to dining area with French doors leading to the rear gardens
- Three spacious first floor bedrooms and a re-fitted family bathroom
- Newly installed central heating system with energy efficient condensing boiler and full electrical rewire
- Large 110' fully enclosed rear gardens with patio and extensive lawns, mature tree and shrub borders- the whole enclosed by fencing offering high degrees of privacy
- Hardstanding parking facilities to the front for several vehicles

Council Tax band: C

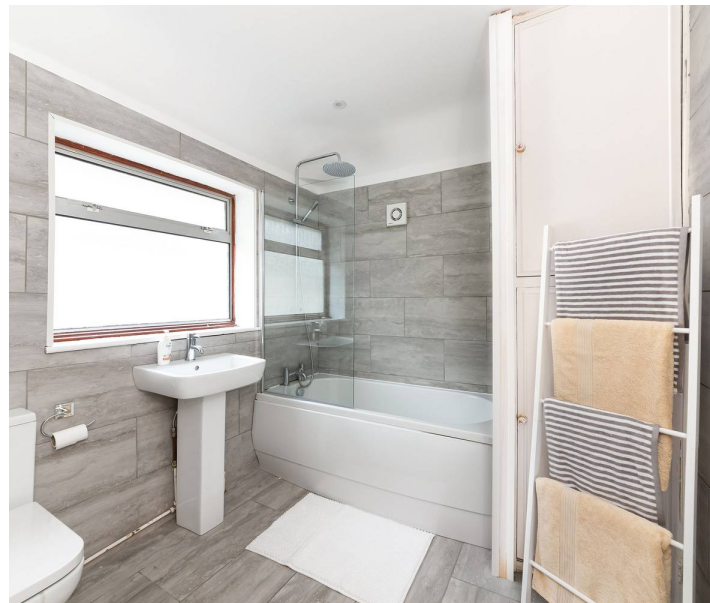
Tenure: Freehold

EPC Energy Efficiency Rating: TBC

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1





Gainsborough, OX14

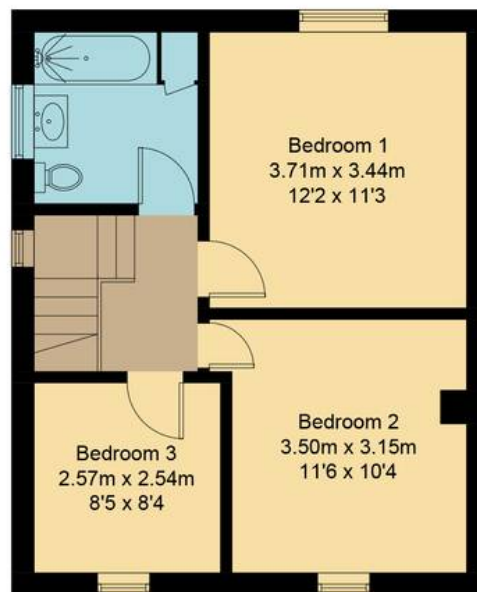
Approximate Gross Internal Area = 84.6 sq m / 911 sq ft

Sheds = 9.7 sq m / 104 sq ft

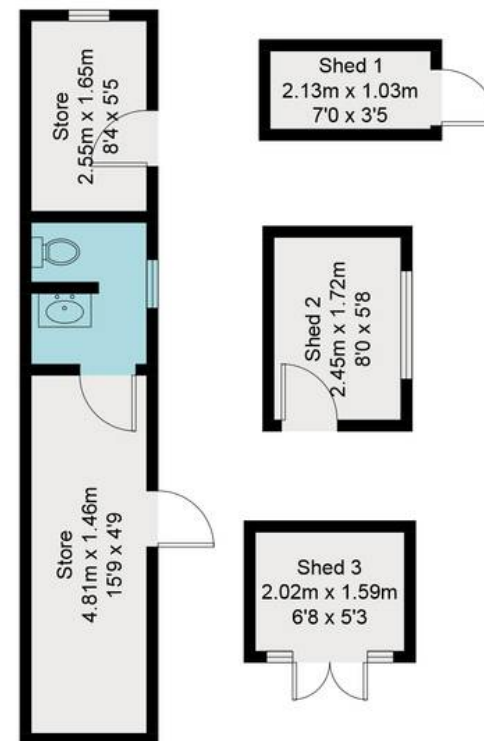
Store = 14.8 sq m / 159 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.
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