



36 Ypres Way, Abingdon OX14 1NG



36 Ypres Way

Impressive three bedroom end of terrace family home, well situated in a desirable North Abingdon cul-de-sac location offering many features including ground floor cloakroom, delightful separate living room and impressive extended open plan kitchen/dining room with double doors leading onto the rear gardens, sold with no ongoing chain.

36 Ypres Way is situated in a desirable North Abingdon location offering easy pedestrian access to many nearby amenities including excellent primary and secondary schooling. Useful distances include Abingdon town centre (circa. 2 miles), Oxford city (circa. 6.7 miles) and Didcot mainline railway station (circa. 8 miles).

Leave Abingdon town centre using Stratton Way and take the first turning on the left hand side onto Bath Street. Continue across the mini-roundabout onto Wootton Road and at the next large roundabout turn left onto Copenhagen Drive. Take the second turning on the left hand side onto Mons Way and then the first turning on the left hand side onto Ypres Way. Proceed towards the end where number 36 is clearly indicated by the 'For Sale' board.





Key Features

- Entrance hall leading to cloakroom and spacious front living room
- Impressive and substantially extended open plan kitchen/dining room featuring part vaulted ceiling, floor to ceiling double glazed windows and double glazed French doors leading to rear gardens
- Three first floor bedrooms (two with built in wardrobe cupboards) complemented by bathroom with white suite
- Double glazed windows, mains gas radiator central heating and the property is sold with no ongoing chain
- Front gardens providing block paved hard standing parking facilities complemented by alternative parking facilities immediately to the side of the property
- Enclosed rear gardens predominately laid to lawn - the whole enclosed by fencing
- Garage situated immediately to the side of the property

Council Tax band: D Tenure: Freehold EPC: C

Bedrooms: 3

Bathrooms: 1

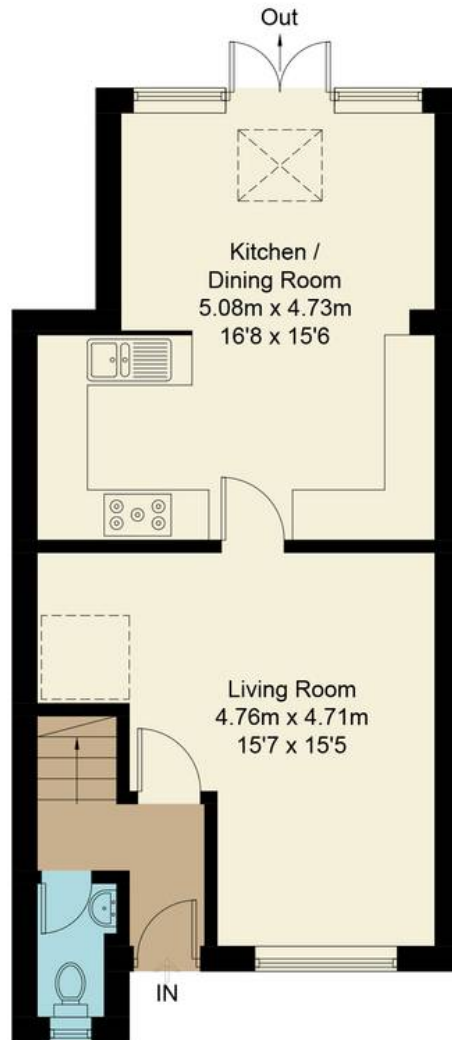
Receptions: 1






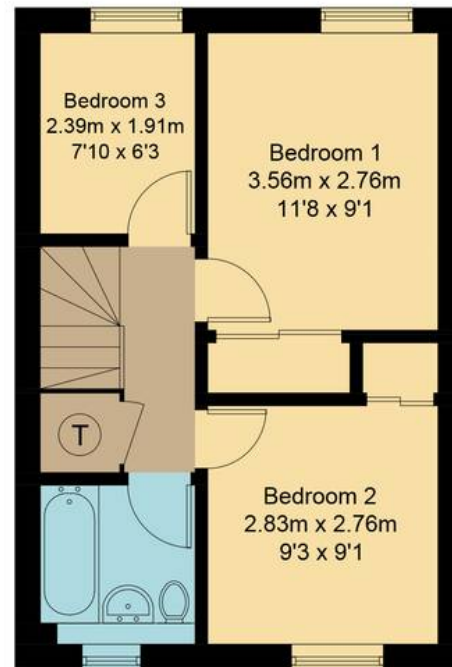
Ypres Way, OX14

Approximate Gross Internal Area = 80.3 sq m / 864 sq ft
Garage = 13.3 sq m / 144 sq ft
Total = 93.6 sq m / 1008 sq ft

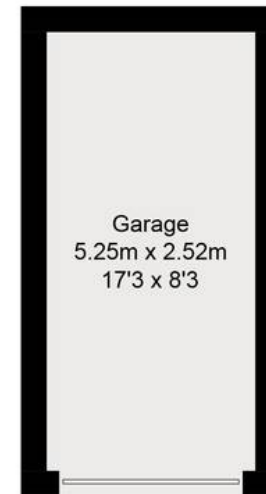


Ground Floor

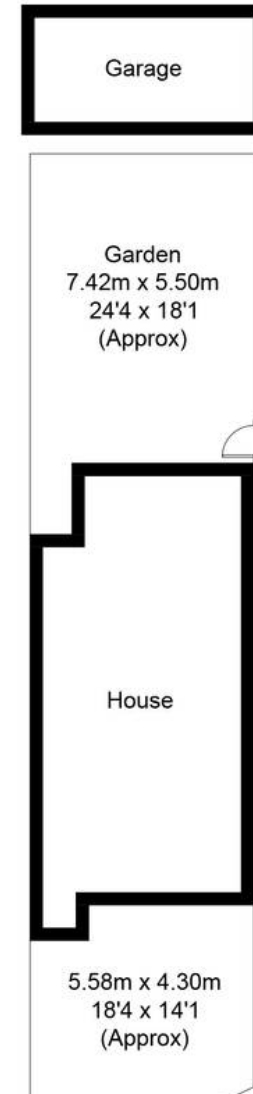
 = Reduced headroom below 1.5m / 5'0



First Floor



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.
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