



23 Ock Bridge Place, Abingdon OX14 5FW



## 23 Ock Bridge Place

Large modern four bedroom three storey townhouse offering flexible and very well presented accommodation over three floors forming part of this small select development offering easy pedestrian access to many nearby amenities complemented by garage and fully enclosed low maintenance rear gardens.

Ock Bridge Place was built in 2010 to a high specification forming part of this very popular development. The property offers easy access to Abingdon town centre and the A34 intersection leading to many important destinations north and south, with particularly close access to a nearby bus stop providing easy access to Abingdon, Oxford city centre and Didcot with its mainline railway station to London Paddington in approximately 45 minutes.

Leave Abingdon town centre using Ock Street and turn left at the mini-roundabout onto the Drayton Road. Take the first turning on the left hand side onto Ock Bridge Place. After a short way down keep left, where the property is found on the right hand side in numerical order.





## Key Features

- Open porch leading to inviting entrance hall with doors to integral garage and cloakroom
- Large L-shaped first floor living room providing attractive views over the gardens and tree lined copse.
- Spacious and well equipped open plan kitchen/dining room offering an excellent selection of floor and wall units, recessed down lighting and ceramic hard tile flooring.
- Two spacious first floor bedrooms complemented by first floor shower room with white suite.
- Large and impressive top floor master bedroom with two sets of built-in wardrobe cupboards and en-suite facilities
- Second top floor double bedroom offering attractive elevated views and built-in wardrobe cupboards complemented by further family bathroom.
- Double glazed windows, mains gas radiator central heating (combined with a pressurised hot water system) and the front gardens provide block paved hard standing parking facility leading to large integral garage, combined with nearby visitors hard standing parking facilities.
- Fully enclosed low maintenance rear gardens including decked terrace with steps down to lawn - the whole enclosed by fencing



Council Tax band: F Tenure: Freehold EPC: C



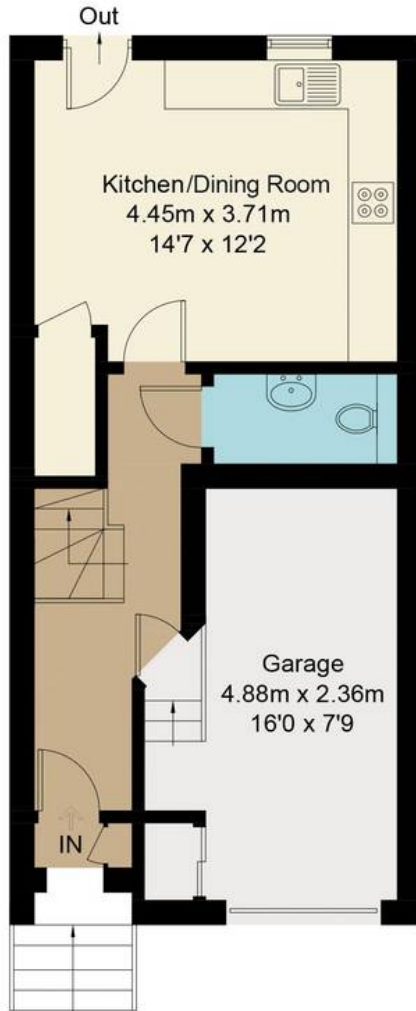
# Ock Bridge Place, OX14

Approximate Gross Internal Area = 120.5 sq m / 1297 sq ft

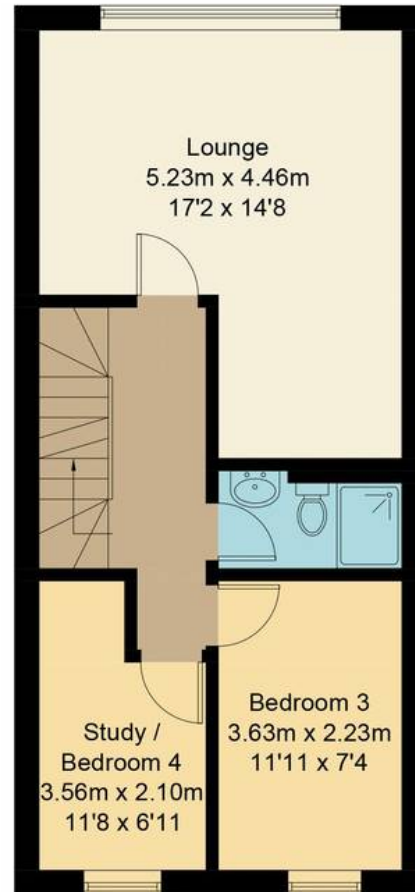
Garage = 14.3 sq m / 154 sq ft

Total = 134.8 sq m / 1451 sq ft

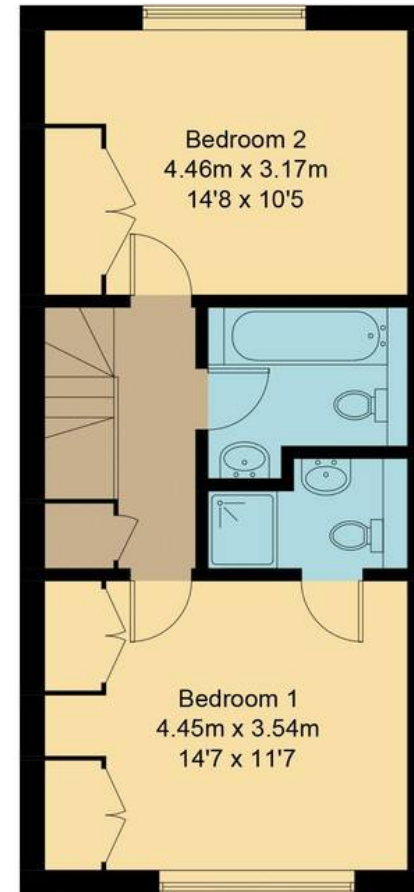
Garden / Driveway Area = 68.2 sq m / 734 sq ft



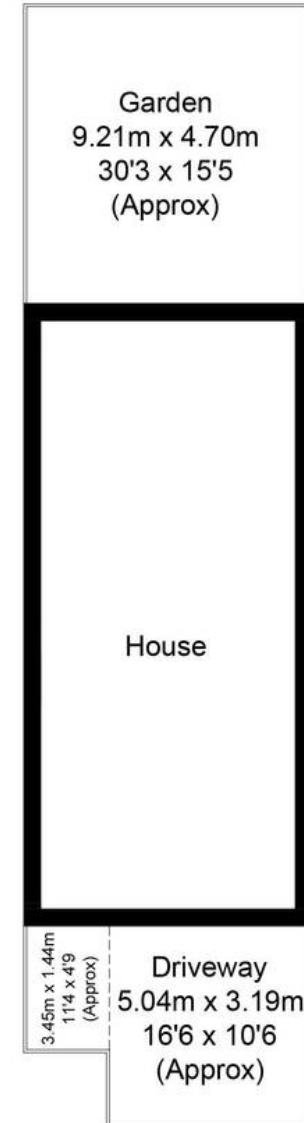
Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
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