



43 Besselsleigh Road, Wootton OX13 6DW

# 43 Besselsleigh Road

Wootton, Abingdon

Attractive 1930's two bedroom semi-detached family home in need of full modernisation, complemented by large and attractive south facing rear gardens offering excellent potential to substantially extend the existing accommodation situated in a desirable non-estate location within the heart of this very popular village, sold with no ongoing chain.

43 Besselsleigh Road is situated in a delightful non-estate location within the heart of this sought after village offering easy pedestrian access to a wide range of amenities including general stores, post office, florist, public house, primary school and church. There is a quick route to Abingdon town (circa. 3 miles) and Oxford city centre offers a wider range of amenities (circa. 6 miles).

Leave Abingdon town centre using Stratton Way and take the first turning on the left hand side onto Bath Street. Proceed across the mini-roundabout onto the Wootton Road. Continue straight across the large roundabout and leave Abingdon in the direction of Wootton. Proceed through the hamlets of Whitecross and Lamborough Hill and on entering the village of Wootton turn left onto the Besselsleigh Road. Continue along the Besseleigh Road where No. 43 is found on the left hand side, clearly indicated by the 'For Sale' board.





## Key Features

- Entrance hall leading to formal bay fronted lounge with feature fireplace
- Open plan kitchen and dining room leading through to separate utility room and cloakroom
- Two first floor double bedrooms complemented by family bathroom
- Double glazed windows, mains gas radiator central heating and the property is sold with no ongoing chain
- Large and attractive south facing rear gardens in excess of 160' offering vast potential to extend the existing accommodation

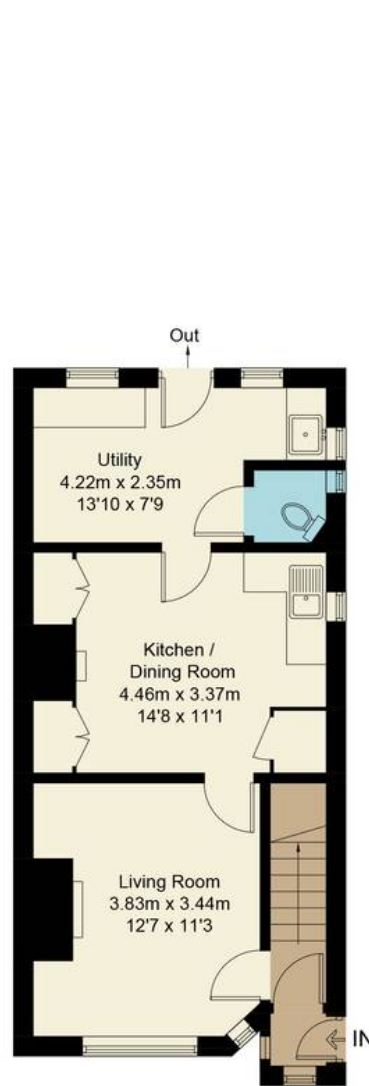
Council Tax band: C Tenure: Freehold EPC:



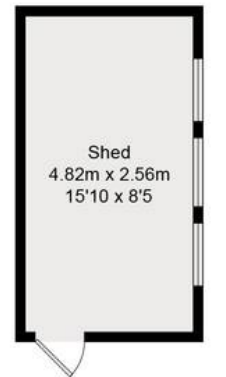


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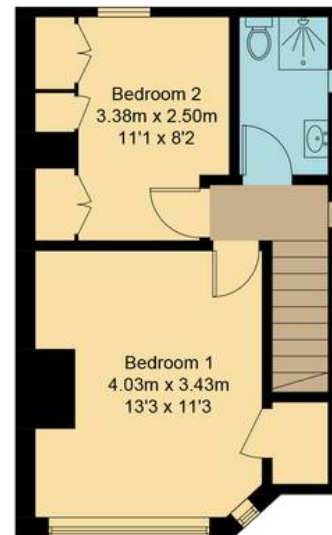
Approximate Gross Internal Area = 77.4 sq m / 833 sq ft  
Shed = 12.2 sq m / 131 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
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