



22 Sweet Briar, Marcham OX13 6PD

22 Sweet Briar

SUITABLE FOR THE OVER 55's Spacious and refurbished superbly presented two bedroom ground floor retirement maisonette, well-situated towards the edge of this popular village retirement development offering many features including attractive communal gardens. Parking available.

Sweet Briar is one of the area's most popular developments, suitable for the over 55s, consisting of 27 ground and first floor flats. Marcham is a popular village situated only three miles from Abingdon town, and offers easy vehicular access to nearby Oxford city and the M4 motorway. The village offers several amenities including general store with post office, ancient parish church, primary school and public house. There is also an excellent bus service to Abingdon town and Oxford city.

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E





Key Features

- Entrance hall with useful tall storage cupboards leading to well-equipped kitchen
- Delightful 17' double aspect sitting room fronting the historic North Street
- Refitted kitchen with new built in appliances
- Refitted bathroom with walk in shower
- Two bedrooms with built-in wardrobe cupboards
- Double-glazed windows, re-wired throughout and upgraded electric storage heating
- Communal Gardens
- Parking Available



Sweet Briar, Marcham, Abingdon, OX13

Approximate Area = 590 sq ft / 54.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hodsons. REF: 837268



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