



109 Shelley Close, Abingdon OX14 1PR



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Well presented and very spacious two-bedroom duplex maisonette well situated in a no-through established location close to many local amenities benefiting from allocated parking and garage.

Shelley Close is an established North Abingdon development particularly well liked by residents who appreciate a quiet cul-de-sac setting complemented by easy pedestrian access to many nearby amenities including good shops, church, public house and a nearby bus stop offering an excellent service to nearby Abingdon town centre and Oxford City with its many amenities and attractions.

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C





Key Features

- Welcoming entrance hall leading to well equipped modern kitchen
- Double aspect open plan living and dining room
- Two spacious first floor double bedrooms complemented by family bathroom
- PVC double glazed windows and gas radiator central heating
- Well maintained communal gardens, with residents parking and a garage in a block
- Excellent lease with approximately 980 years remaining with no ground rent and a service charge of £1,200 per annum.





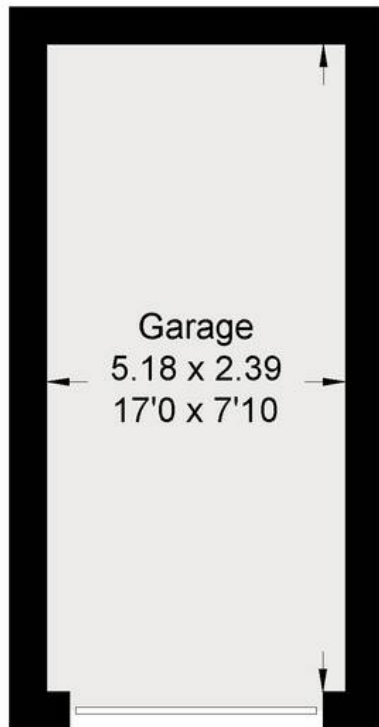
Shelley Close, OX14

Approximate Gross Internal Area = 58.30 sq m / 628 sq ft

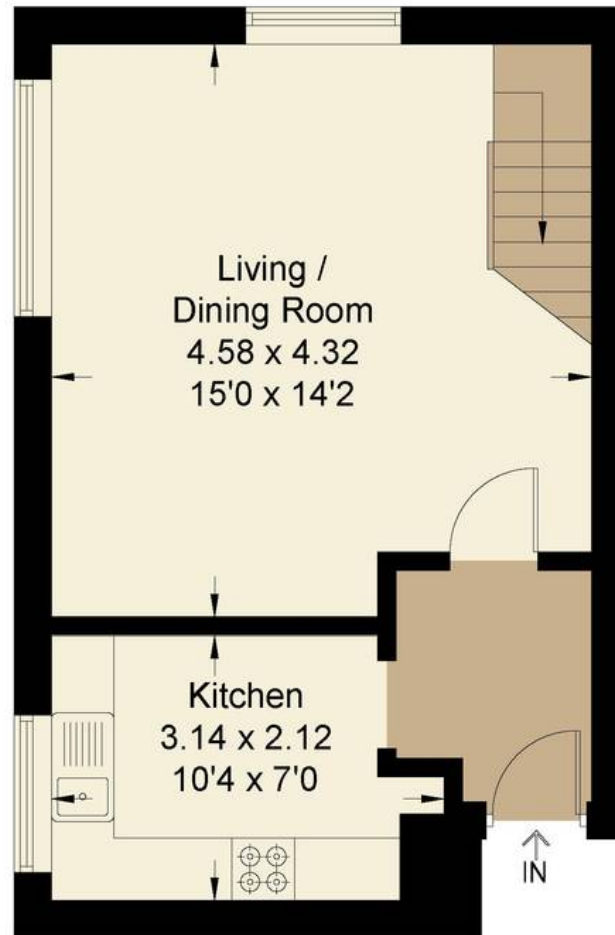
Garage = 12.40 sq m / 133 sq ft

Total = 70.70 sq m / 761 sq ft

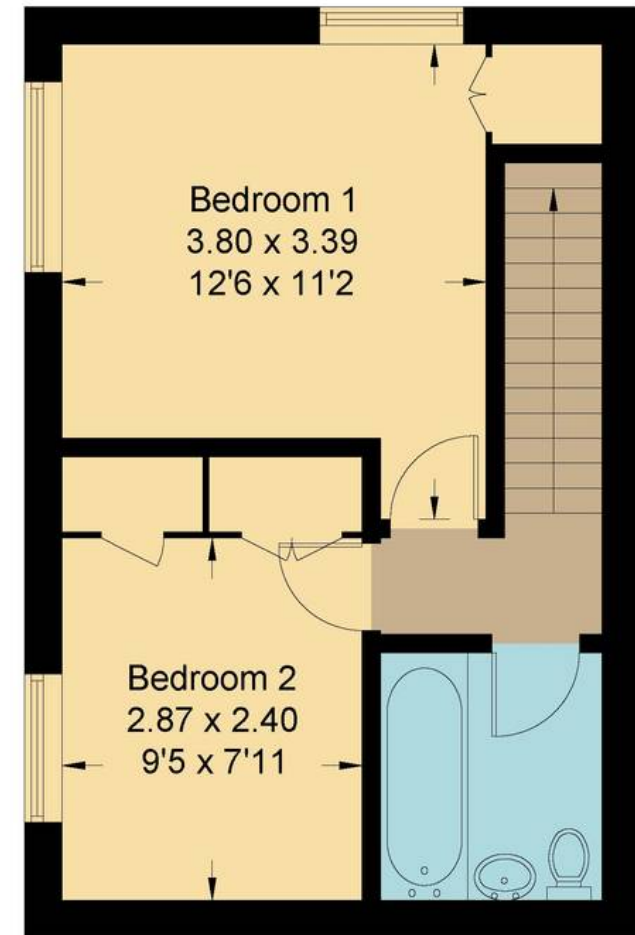
For identification only - Not to scale



(Not Shown In Actual
Location / Orientation)



First Floor



Second Floor



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