



41 Ypres Way, Abingdon OX14 1NG

Hodsons
...your move, our passion



41 Ypres Way

£259,950

Spacious and well-presented two bedroom house, situated in a sought after end of cul-de-sac North Abingdon location close to nearby amenities, complemented by 41' fully enclosed rear gardens leading to a garage.

Location




41 Ypres Way is situated in a delightful cul-de-sac location within this desirable North Abingdon development. The property offers 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).

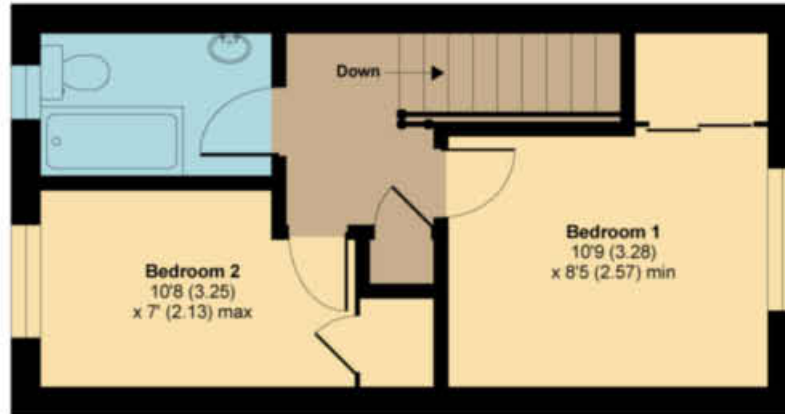
Directions

Leave Abingdon town centre using Stratton Way and take the first turning on the left onto Bath Street. Continue across the mini-roundabout onto the Wootton Road and at the following large roundabout turn left onto Copenhagen Drive. Take the second turning on the left into Mons Way and then the first turn on the left into Ypres Way. The property is found in numerical order, clearly indicated by the 'For Sale' board.

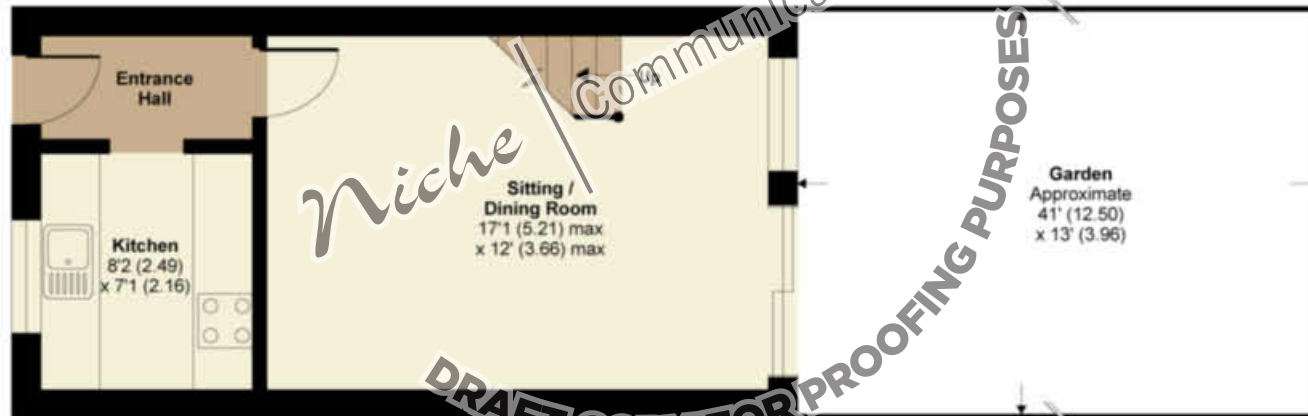


- Entrance hall leading to a well-equipped kitchen
- Spacious 17' open-plan living room/dining room with double-glazed sliding patio doors leading to the rear gardens
- Two spacious first floor bedrooms (both with built-in wardrobe cupboards) complemented by a bathroom
- Double-glazed windows and mains gas radiator central heating
- Front gardens and well-maintained fully enclosed 41' rear gardens
- Garage situated immediately to the rear of the property with hard-standing parking facilities to the front
- The property is sold with no on-going chain

2		bedrooms
1		receptions
1		bathrooms



FIRST FLOOR



GROUND FLOOR

Ypres Way, Abingdon, OX14

MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 592 SQ FT 55 SQ METRE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Hodsons REF : 205387

