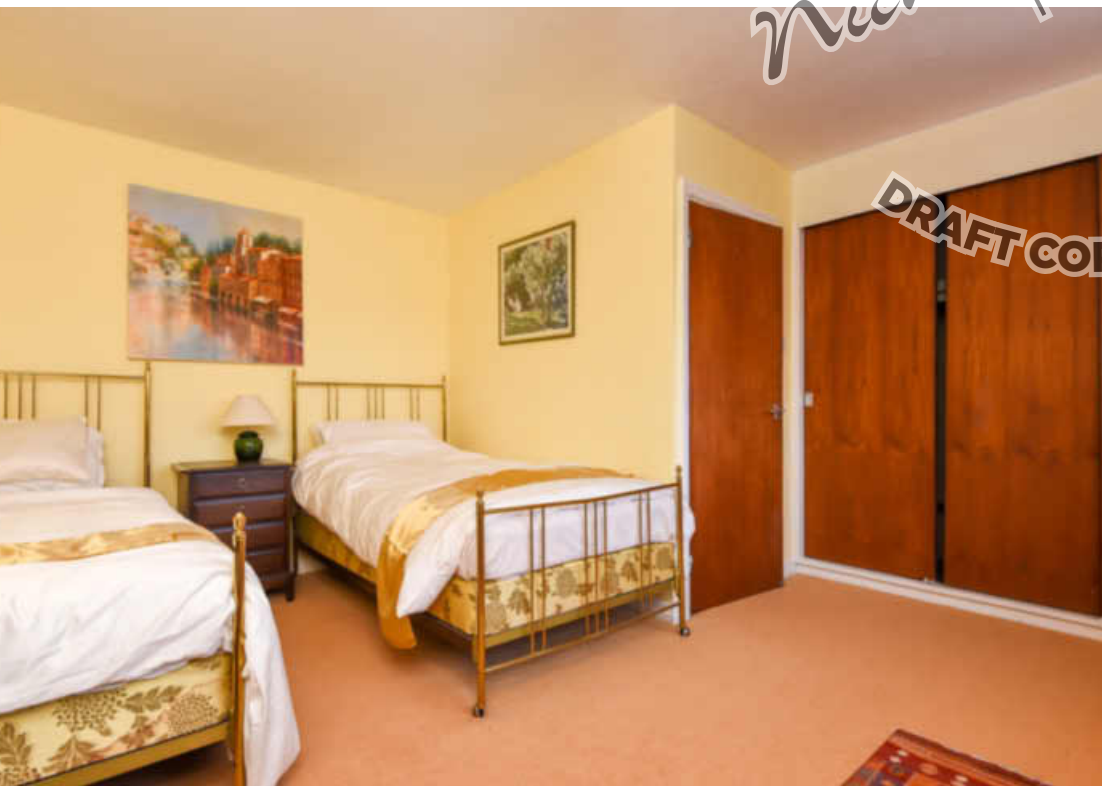




10 Bailie Close, Abingdon OX14 5RF

**Hodsons**  
...your move, our passion



10 Bailie Close

## Offers in Excess of £325,000

**Attractive four bedroom, three storey town house offering very flexible family accommodation, well-situated within a short walk of the thriving town centre's many amenities, complemented by delightful west-facing rear gardens leading onto a very pleasant open aspect and is sold with no on-going chain.**

### Location




The property is well-situated, offering easy pedestrian access to good schools, nearby delightful Thames-side walks and the thriving town centre's shops and facilities combined with easy access to the A34 and Oxford city centre or Didcot for mainline rail links to London Paddington (Didcot to Paddington 45 minutes). Surrounding villages include Drayton, Steventon and Sutton Courtenay with good access to Abingdon, Culham and Milton Business Park.

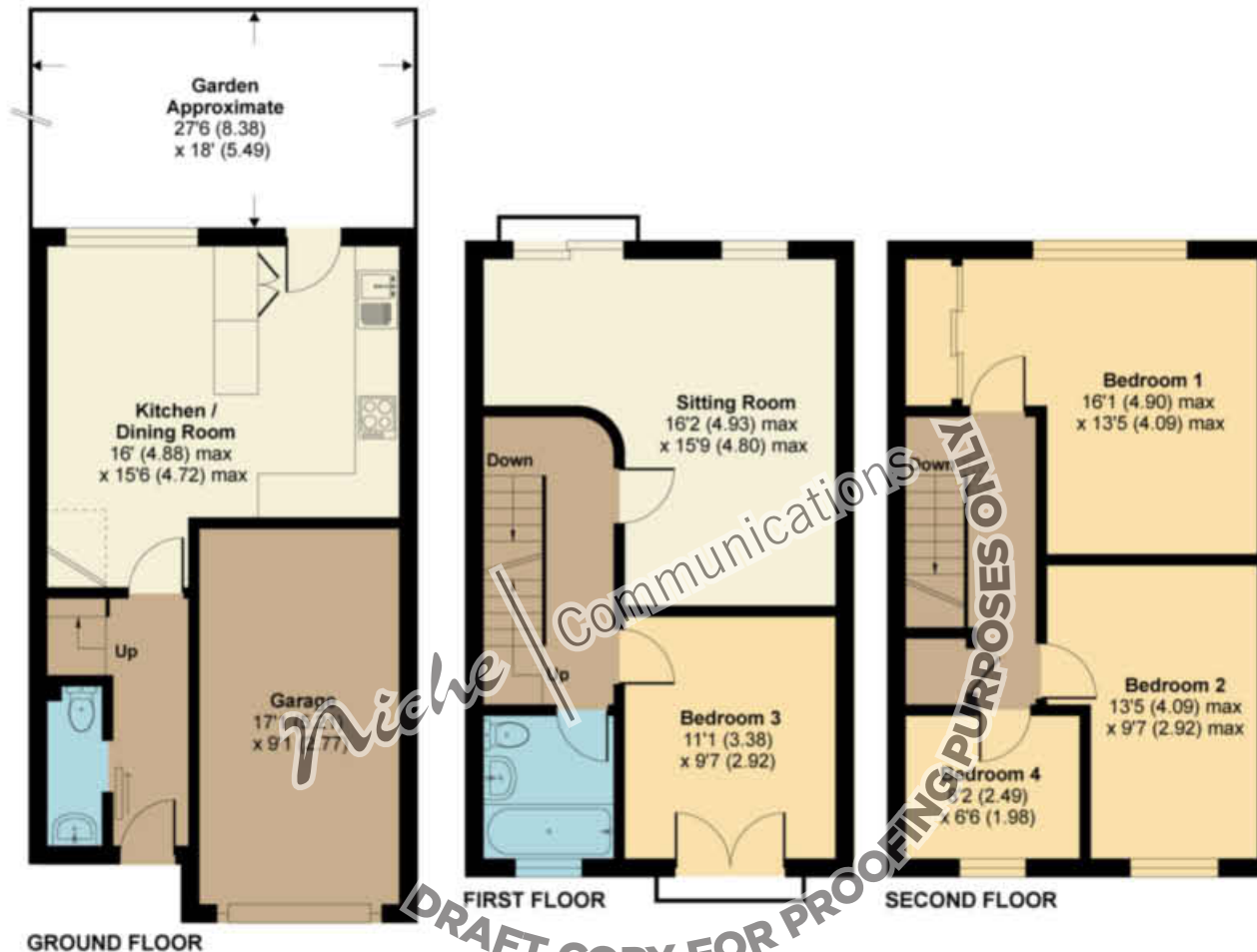
### Directions

Leave Abingdon town centre via Ock Street and turn left at the mini-roundabout onto the Drayton Road. Turn left at the following roundabout onto Caldecott Road. Proceed across the mini-roundabout and take the second turning on the left hand side onto St Amand Drive and then the first turning on the left hand side onto Bailie Close where No. 10 is clearly indicated by the 'For Sale' board.



- Entrance hall leading to ground floor cloakroom
- Desirable 16' x 15' open-plan kitchen/dining room
- Delightful 16' first floor sitting room providing attractive views over the rear gardens and open aspect beyond
- First floor double bedroom complemented by a family bathroom
- Large 16' top floor bedroom with an extensive selection of built-in wardrobe cupboards offering attractive elevated views and two further top floor bedrooms
- Mains gas radiator central heating, double-glazed windows and the property is sold with no on-going chain
- Front gardens providing hard-standing parking facilities leading to the integral garage
- Delightful west-facing fully enclosed rear gardens leading onto a very pleasant open aspect

4		bedrooms
2		receptions
1		bathrooms



## Baillie Close, Abingdon, OX14

MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 1165 SQ FT 108 SQ METRES

GARAGE APPROX. GROSS INTERNAL FLOOR AREA 155 SQ FT 14 SQ METRES

TOTAL APPROX. GROSS INTERNAL FLOOR AREA 1320 SQ FT 123 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

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.

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