



# ESTATE AGENTS

*... the key to a successful move*



**Saxton Road, Abingdon, Oxfordshire, OX14 5HQ**

**Offers in the  
region of  
£209,995**

- \* MODERN END TOWN HOUSE
- \* POPULAR RESIDENTIAL LOCATION
- \* EASY COMMUTING TO OXFORD
- \* EXCELLENT FTB OF INVESTOR OPPORTUNITY

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)



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## ACCOMMODATION

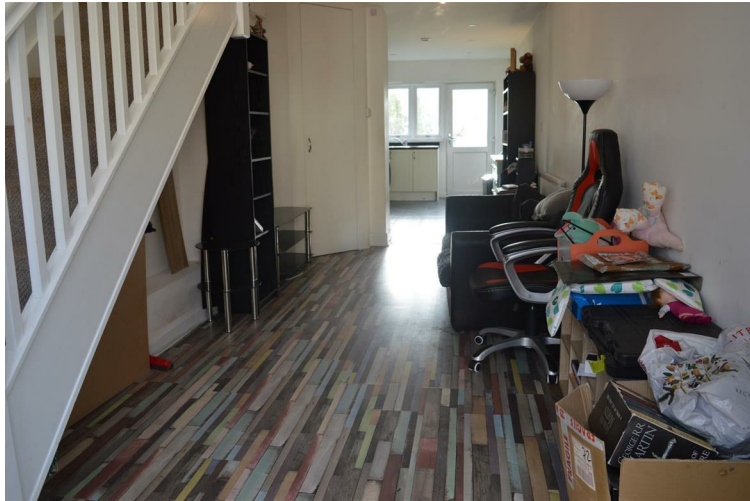
### DESCRIPTION

This property will appeal to first time buyers and is ready to move into. The property offers well-proportioned accommodation and is situated close to local amenities and good communication links such as the A415 and A34. The river Thames is right on the doorstep where landing stages for the docking and mooring of boats are provided. The property is located just off Wilsham Road in South Abingdon with the town centre of Abingdon is just 6 miles from the city of Oxford. The accommodation comprises: Living room, Kitchen and to the first floor a double bedroom and a bathroom, externally there is a paved drive to the front of the property and a garden to the rear

### GROUND FLOOR

#### LIVING ROOM 20'2 x 8'8 (6.15m x 2.64m)

Ceiling light points, radiator, two uPVC double glazed window providing dual aspect, uPVC exterior door, stairway from here leads to the first floor.



#### KITCHEN 13'9 x 8'8 (4.19m x 2.64m)

Fitted with a range of wall and base units with co-ordinating worktops, integrated oven, hob and extractor, sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances. The room also features tiled flooring and a half panel glass door with side window that exits to the rear garden



### FIRST FLOOR

#### BEDROOM 14'5 x 8'9 (4.39m x 2.67m)

Double bedroom with ceiling light point, radiator, two uPVC double glazed windows



#### BATHROOM

Fitted with a three piece suite comprises: panelled bath, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, part wall tiled.



#### OUTSIDE

At the front of the property there is block paving offering off street parking. The enclosed rear garden at the back is covered with blocked paving and gravel.



### **GENERAL INFORMATION**

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

#### Services

We believe all are available.

#### Tenure

Assumed to be freehold

#### Offer Procedure


All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

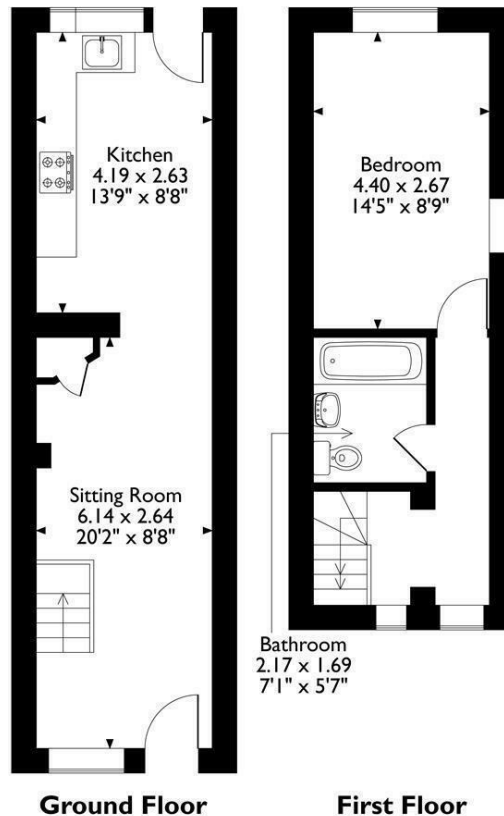
The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Saxton Road, Abingdon, Oxfordshire  
Approximate Gross Internal Area  
51 Sq M/549 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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