



WITHINGTON COURT, ABINGDON, OX14 3QB



OVERVIEW

This realistically priced Freehold terraced house is available without a dependent chain. It has been constructed to a traditional standard, and the accommodation offers an adaptable, practical layout. Since purchasing in 2009 the present owner has carried out really useful improvements. Features include UPVC double glazing throughout, gas-fired central heating & hot water from a Logic+ Combi boiler installed in September 2018. In that same year a ground floor extension was added at the rear. This provides a cloakroom & laundry room opening to a private courtyard garden.

There is an enclosed porch to front, leading to the entrance hall, with stairs to first floor & open plan living room with bay window. A dining area at rear opens to a kitchen well fitted with a range of base & wall cabinets, spacious work tops, a Neff 'Slide&Hide' electric oven with ceramic hob & space for under-counter fridge & freezer. This leads to the extension outlined above, which incorporates a cloakroom & laundry room with dishwasher & washing machine.

On the 1st floor there are 3 bedrooms & a modern bathroom suite, providing a panelled bath with electric shower, pedestal wash basin, bidet & lavatory. The Combi gas boiler is housed in the loft with trap door access from an integrated ladder installed in 2020.

Outside, the south-facing front garden is open plan with evergreens & gravelled area for pots or similar use & a paved footpath. At the rear, the courtyard garden is set down to patio paving with neat, slightly raised areas for planting. A gate leads to the front where residents of Withington Court enjoy use of the adjacent communal green. The property is offered with a garage in the block at the end of this cul-de-sac, and is part of a residential parking permit scheme.

The property is located in a select and neighbourly development, a very short walk from Abingdon town centre and its artisan shops, pubs, bistro cafes and restaurants. Waitrose supermarket is within easy walking distance, as are regular bus services to Oxford, Didcot, Wantage and surrounding areas.

Families will appreciate the fine choice of schools and commuting to major employers including UKAEA Culham, Harwell and Milton Park.

We recommend an early inspection of this lovely home.

Some material information to note:

Standard construction brick and tiled roof

Mains drains, gas, water and electricity.

Ofcom checker indicates standard, superfast and ultrafast broadband is available at this property.

Ofcom checker indicates mobile availability is available with O2, Vodafone, EE and Three





KEY INFORMATION

TENURE: FREEHOLD

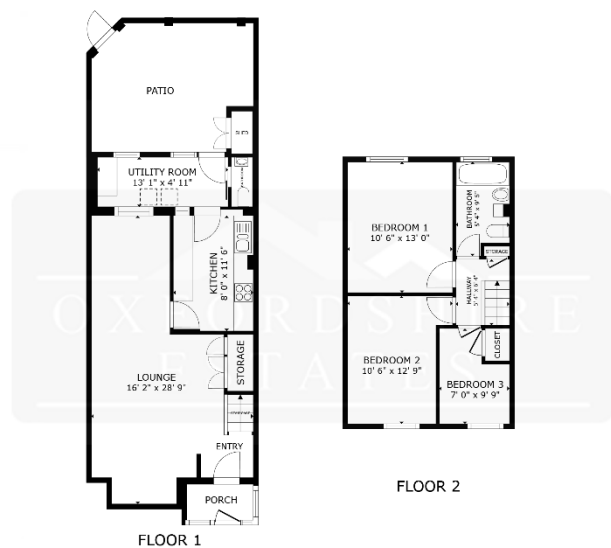
GROUND RENT: NOT APPLICABLE

CHAIN FREE: YES

SERVICE CHARGE: NOT APPLICABLE

COUNCIL TAX BAND: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROSS INTERNAL AREA:
FLOOR 1: 574 sq.ft. FLOOR 2: 422 sq.ft.
EXCLUDED AREAS: PATIO 191 sq.ft.
TOTAL: 996 sq.ft.
SCHEMES AND DIMENSIONS ARE APPROXIMATIVE. ACTUAL MAY VARY.



Full details available at: www.oxest.co.uk

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