



34 The Holt, Abingdon OX14 2DR

34 The Holt

A spacious, well presented three bedroom semi detached home, superbly located within this popular no through road within a short walk to the town centre and excellent public transport links. Offered to the market with the security of no onward chain.

34 The Holt is well-situated on this popular development and offers easy pedestrian access to the thriving town centre's many amenities and nearby excellent private and state schooling including St Nicholas primary school and John Mason secondary school. There is a quick vehicular route onto the A34 leading to many important destinations north and south. Useful distances include Oxford city (circa. 8 miles), Radley railway station (circa. 2 miles) and Didcot with its mainline railways station to London Paddington (circa, 9 miles), .

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Key Features

- Striking, extended and wonderfully light entrance hall
- Open plan living room which flows into the kitchen dining room
- Fitted kitchen dining room to the rear aspect with double doors opening out onto a paved rear terrace
- Three spacious first floor bedrooms complemented by a fully tiled bathroom with contemporary white suite
- uPVC double glazed windows, mains gas radiator central heating
- Front gardens providing hard standing parking facilities leading to the integral garage with light, power and double opening doors
- Well maintained South facing rear gardens incorporating an extensive patio and artificial lawn leading to wooden garden store and gate providing rear pedestrian access - the whole enclosed by fencing
- No onward chain, immediate vacant possession available





The Holt, OX14

Approximate Gross Internal Area = 73.10 sq m / 787 sq ft

Garage = 13.90 sq m / 149 sq ft

Total = 87.0 sq m / 936 sq ft

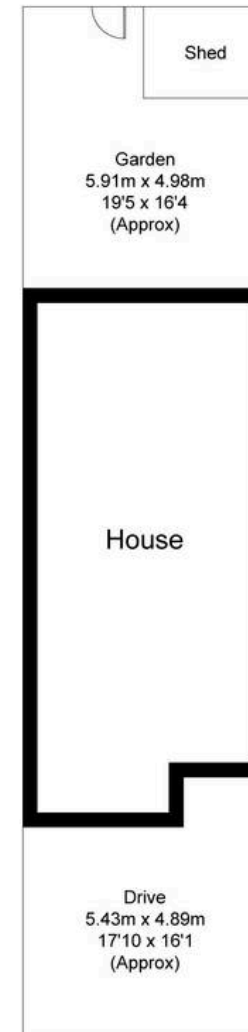
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Ground Floor



First Floor



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