



19 Elizabeth Avenue, Abingdon, OX14 2NS

Guide Price £410,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS

The Property

A mature three-bedroom semi-detached property located in a cul-de-sac position with ample driveway parking, garage, and generous gardens to the front & rear.

The property comprises entrance hall with storage, cloakroom, kitchen, breakfast area, dining room, and lounge with gas fire. On the first floor there is a bathroom and three bedrooms; two with fitted wardrobes.

To the front of the property there is a garden with driveway leading to a garage with light and power. Finally, to the rear, there is a pleasant predominantly lawned garden with trees, shed, and side access.

Viewings are recommended.

Some material information to note: Gas central heating. Mains water. Mains electrics. Mains drains. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has driveway parking. The government portal generally highlights this as a very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





Key Features

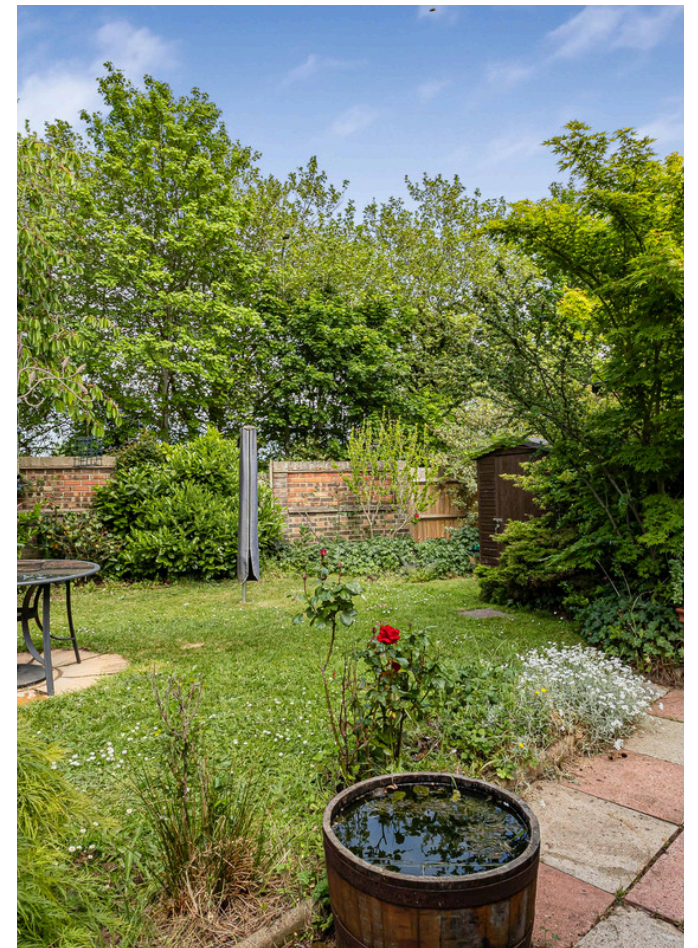
- Three-bedroom semi-detached home.
- Ample driveway parking.
- Garage.
- Cul-de-sac location in North Abingdon.
- Excellent connectivity to the A34 to Oxford.
- Dining room and breakfast area.

The Location

Located in a North Abingdon cul-de-sac, Elizabeth Avenue is well-positioned for easy access to the A34 and frequent bus links into Oxford.

It's a practical spot for commuters, with Radley and Didcot Parkway stations both a short drive away for direct trains to London.

Close to a range of local amenities including shops, pubs, cafes and eateries, this property is ideally located for families and young professionals.



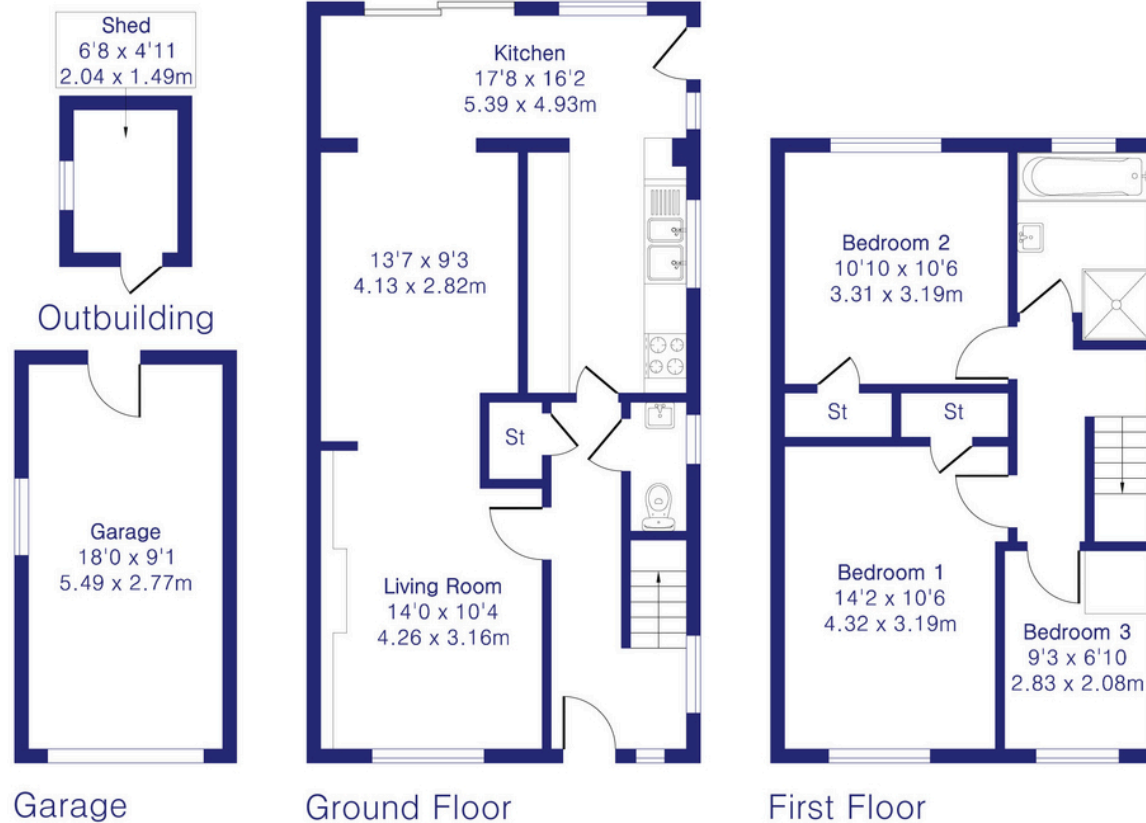
**Approximate Gross Internal Area 1067 sq ft - 99 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 588 sq ft – 55 sq m

First Floor Area 479 sq ft – 44 sq m

Garage Area 164 sq ft – 15 sq m

Outbuilding Area 33 sq ft – 3 sq m



Garage

Ground Floor

First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Abingdon Office
51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000
E abingdon@thomasmerrifield.co.uk
W thomasmerrifield.co.uk



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

