



38 Curtis Avenue, Abingdon OX14 3UL



38 Curtis Avenue

Spacious and very well presented three-bedroom semi-detached family home, situated in a delightful end of cul-de-sac location, offering easy pedestrian access to many nearby amenities, sold with no-ongoing chain.

Curtis Avenue is well-situated within the popular Audlett Drive development and offers easy pedestrian access to the nearby White Horse Leisure Centre, delightful walks along the river Thames, Abingdon town centre with its wide range of facilities including close proximity to Waitrose supermarket, The Abbey Meadows playground and the much sought after Thomas Reade primary school and John Mason secondary school. There is a quick route onto the A34 leading to many important destinations both north and south.

Bedrooms: 3

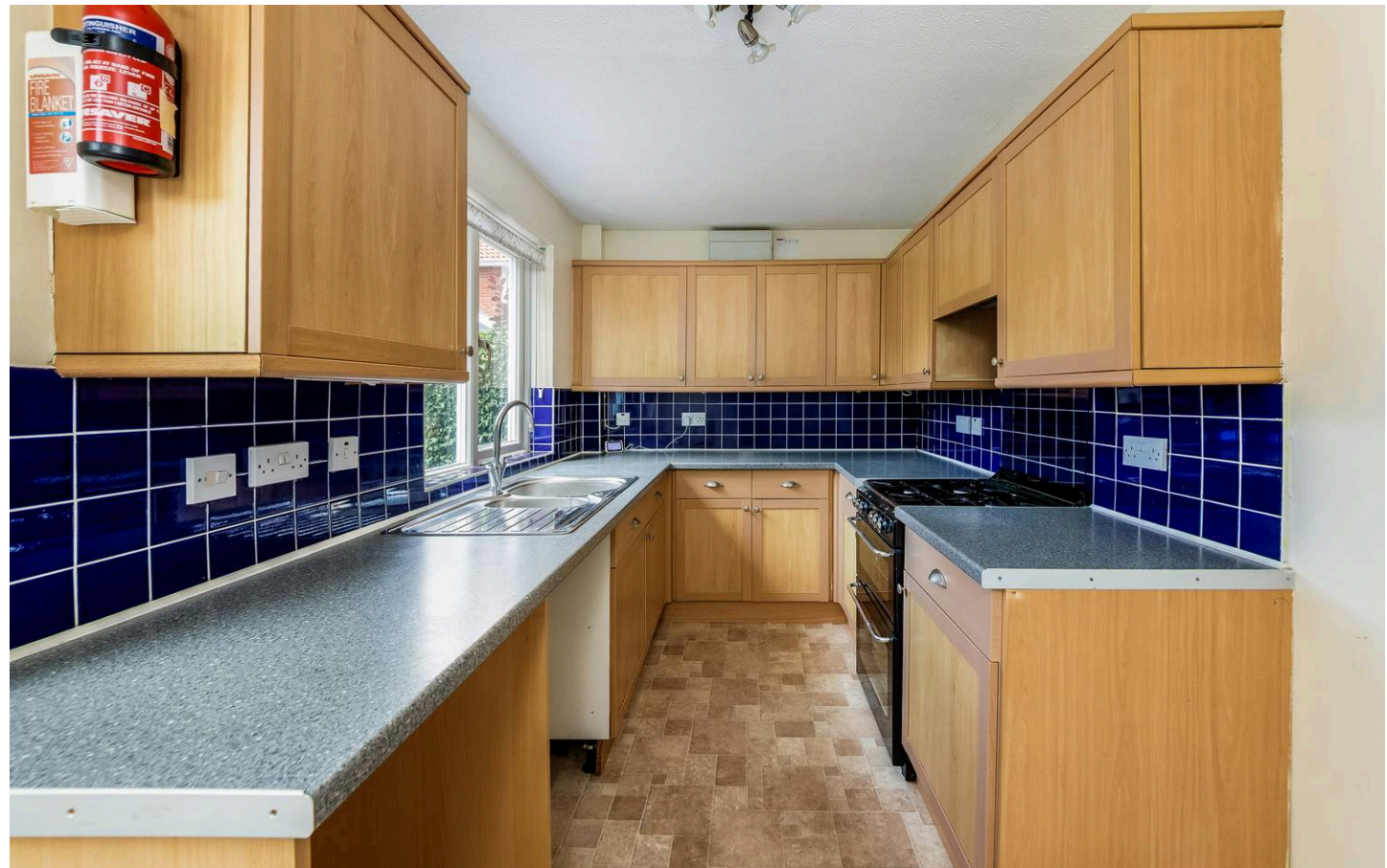
Bathrooms: 1

Reception Rooms: 1

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Key Features

- Entrance hall leading to a generous 19' living room/dining room
- Well equipped kitchen overlooking the rear gardens
- Main double bedroom with built-in wardrobe cupboards
- Two further first floor bedrooms complemented by family bathroom with white suite including bath with mains operated shower over
- Mains gas radiator central heating (efficient replacement condensing gas boiler), uPVC double glazed windows and the property is sold with no on-going chain
- Front gardens leading to the garage benefiting from a useful personal door to the side, together with private hard standing parking facilities to the front
- Well maintained rear gardens incorporating patio and lawn - the whole enclosed by fencing and shrubbery



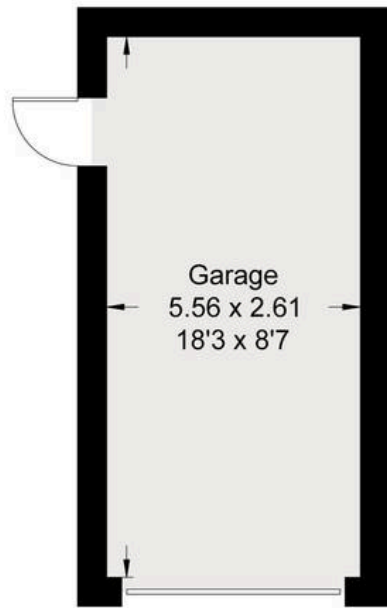
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Approximate Gross Internal Area = 68.70 sq m / 739 sq ft

Garage = 14.50 sq m / 156 sq ft

Total = 83.20 sq m / 895 sq ft

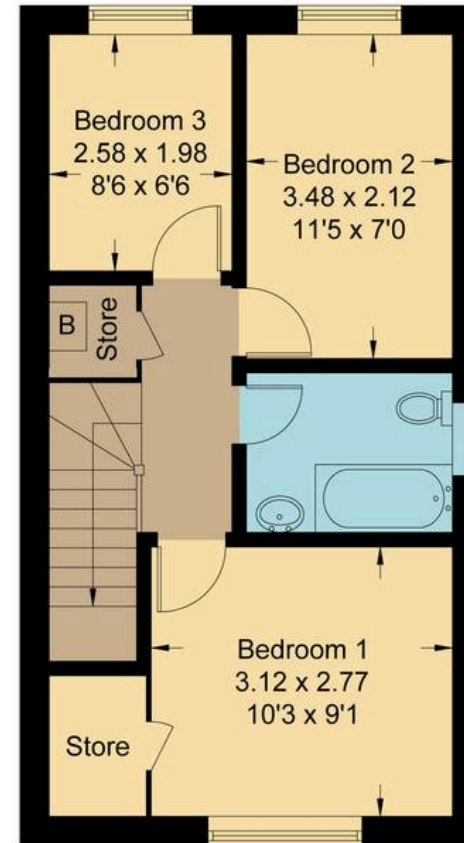
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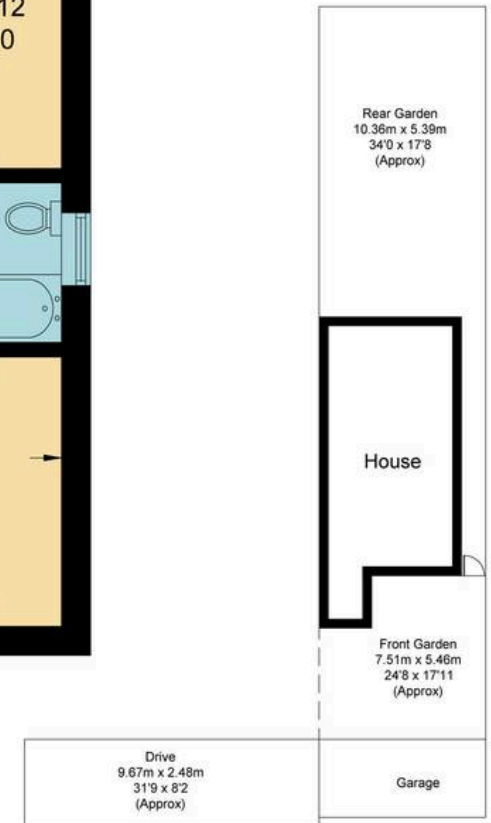
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



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