



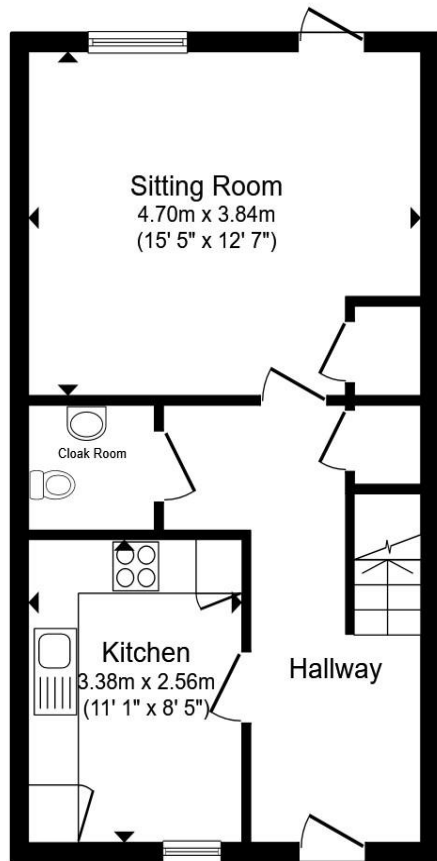
**Thomas Way, Abingdon, OX14 5GD**

**welcome to**

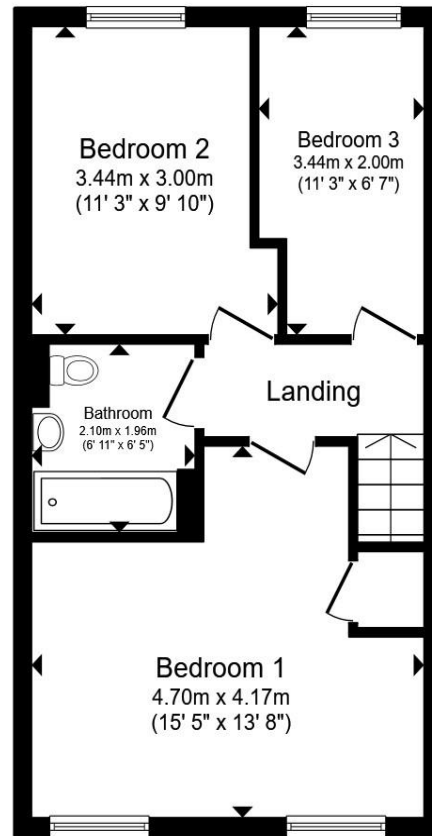
## **Thomas Way, Abingdon**

Allen and Harris are proud to present this three-bedroom semi-detached home in Abingdon. The property is approached via a spacious entrance hall, which gives access to a kitchen/dining room, a downstairs cloak room and an inviting reception room spanning the rear of the property. The reception room is generously sized and laid out to offer a comfortable living environment. The Kitchen is the perfect area for those who love to cook and entertain. The house comprises three well-proportioned bedrooms, providing ample space for a growing family or for setting up a home office. Additionally, there is a family bathroom. One of the unique features of this property is the inclusion of a useful garden building. This very well-presented semi-detached house presents a fantastic opportunity for first-time buyers or families seeking a comfortable and well-situated home.

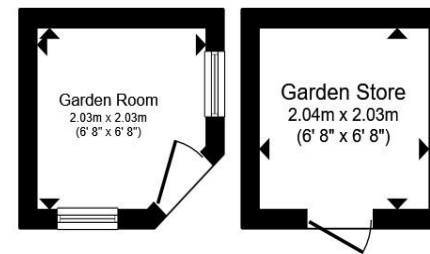




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 90.9 m<sup>2</sup> (979 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Thomas Way, Abingdon

- Semi-Detached
- Three Bedrooms
- Downstairs Cloakroom
- Rear Garden
- Two Allocated Parking Spaces

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

offers in excess of

**£365,000**



**view this property online** [allenandharris.co.uk/Property/ABI108548](https://www.allenandharris.co.uk/Property/ABI108548)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
ABI108548 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



**01235 553777**



[abingdon@allenandharris.co.uk](mailto:abingdon@allenandharris.co.uk)



1 High Street, ABINGDON, Oxfordshire, OX14  
5BD



[allenandharris.co.uk](https://www.allenandharris.co.uk)