



13 Blandy Avenue, Southmoor OX13 5DA



13 Blandy Avenue

Spacious two bedroom detached bungalow offering well-presented accommodation within a very pleasant location in one of the area's most popular villages, complemented by a detached garage and attractive corner plot gardens offering high degrees of privacy.

Well-situated in the heart of this very popular village, the property is within walking distance of the village's many amenities which include two general stores, post office, church, primary school and public house. There is an excellent bus service to Abingdon, Witney, Faringdon, Swindon and the city of Oxford. Southmoor is conveniently accessed for Abingdon (circa. 7 miles), Wantage (circa. 8 miles), Witney (circa. 9 miles) and Oxford city (circa. 9 miles). The nearby A420 provides easy access to the M4 at junction 13 to Newbury.

Bedrooms: 2

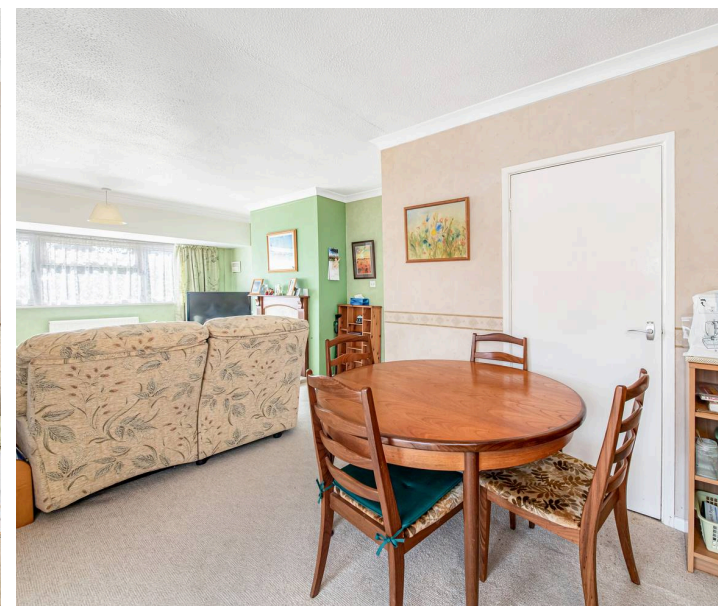
Bathrooms: 1

Reception Rooms: 2

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





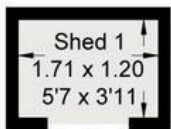
Key Features

- Entrance hall leading to well equipped kitchen with an excellent selection of floor and wall units
- Spacious living room open plan to dining area with door leading to the conservatory overlooking the rear gardens
- Two good size double bedrooms and bathroom with separate WC
- Mains gas radiator central heating and double-glazed windows
- Front gardens providing hard-standing parking facilities for several vehicles leading to garage
- Large fully enclosed corner plot rear gardens with patio and lawns and offering vast potential to extend the existing accommodation

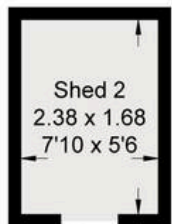


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Approximate Gross Internal Area = 85.50 sq m / 920 sq ft
 Shed = 6.10 sq m / 66 sq ft
 Garage = 10.60 sq m / 114 sq ft
 Total = 102.20 sq m / 1100 sq ft
 For identification only - Not to scale



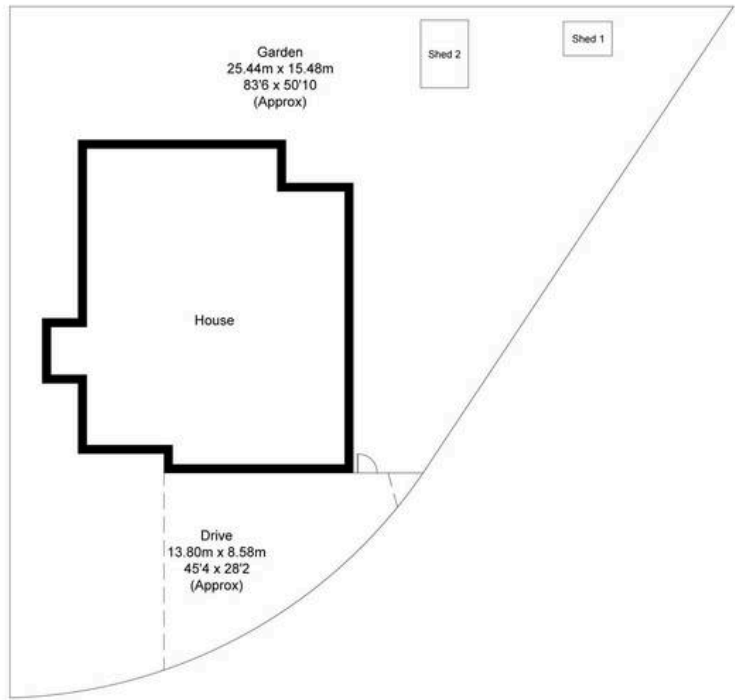
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(Not Shown In Actual Location / Orientation)



Ground Floor



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