



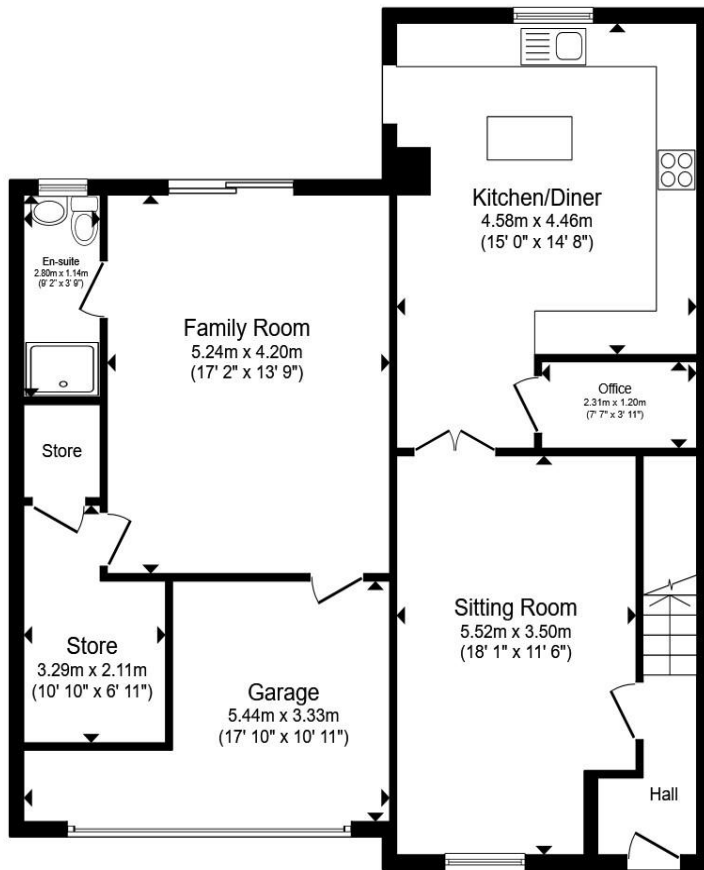
Caldecott Close, ABINGDON, OX14 5HA

welcome to

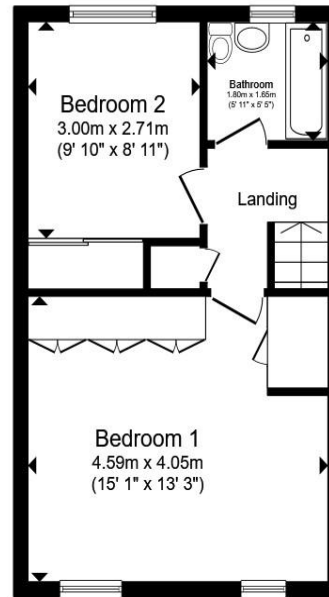
Caldecott Close, ABINGDON

Allen and Harris are proud to offer this three-bedroom property situated in a very popular location within Abingdon. The property is approached via an entrance hall which gives access to the front sitting room, which measures in excess of 18ft in length and which enjoys a very generous window which gives a very light and airy feel, this room also enjoys a solid wood floor and spotlights to ceiling. Leading on is a substantial kitchen dining room which measures in excess of 15ft and also benefits from a central island seating area, there are a range of eye and base level modern units with work surfaces above and a ceramic tiled floor, this room also enjoys spotlights to the ceiling. There is a further substantial reception room/ground floor main bedroom, measuring in excess of 17ft, with patio doors overlooking the rear garden, and a door that leads to a modern en-suite shower room. To the first floor are two further bedrooms and a modern family bathroom. To the rear is a maintenance free garden which includes raised flower beds, and access to a well-appointed and very useful home office. To the front of the property is very generous parking, leading to a part converted garage which still offers parking but also has an additional storeroom.

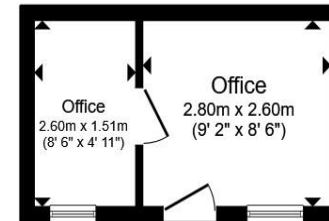




Ground Floor



First Floor



Outbuilding

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 145.3 m² (1,564 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

welcome to

Caldecott Close, ABINGDON

- Three Bedrooms
- Substantial Kitchen/Dining room
- En-Suite Shower Room
- Maintenance Free Rear Garden
- Home Office
- Generous Parking
- Part Converted Garage With Additional Storeroom

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

offers in excess of

£440,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108672



Property Ref:
ABI108672 - 0004

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.


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