

Ginge Close, Abingdon, OX14 2PY

allen & harris

welcome to

Ginge Close, Abingdon

Allen & Harris are proud to offer this 3 / 4 bedroom property to the market situated in a very popular area within Noth Abingdon. The property is approached via an entrance hall giving access to the sitting room. The sitting room is a light and airy room, which is generous in size measuring in excess 13ft, and has French doors that open out to the kitchen. The kitchen dining room is the centre piece of this house measuring in excess of 16ft and boasting a modern range of eye and base level units, some built in appliances and a very generous space for a cooker and fridge freezer and a central seating area. There is a further extension to the rear of the kitchen providing a dining area measuring in excess of 12ft which overlooks the rear garden.



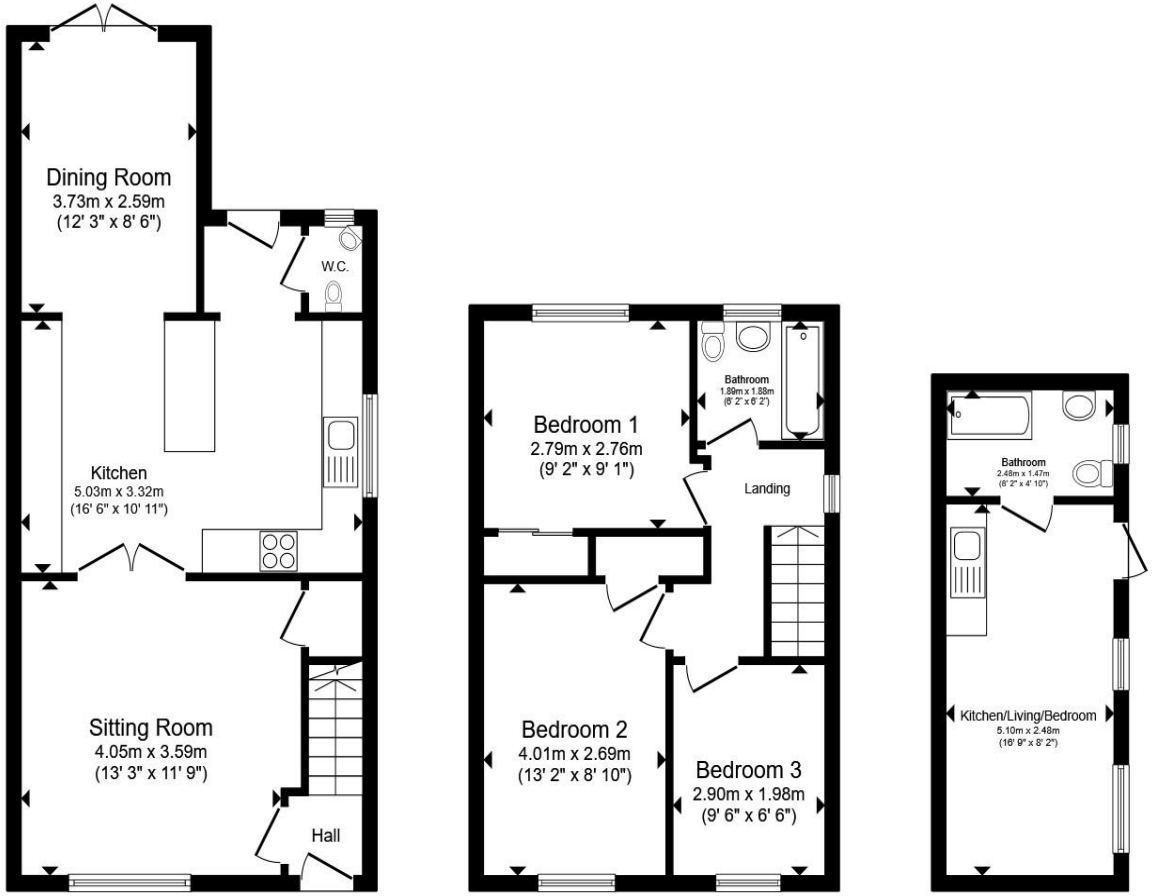












Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 106.3 m² (1,145 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

allen & harris

welcome to

Ginge Close, Abingdon

- 3 /4 Bedrooms
- Located In North Abingdon
- Self Contained Annex In Rear Garden
- Modern Extended Kitchen Dining Room
- Generous Parking

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

To the first floor are three generous bedrooms and a modern family bathroom.

To the rear is a garden maintenance free as is mainly laid to patio slabs and leads on to a very clever garage conversion which has been converted in to living accommodation which consists of a very generous living /kitchen/bedroom area open plan and also has a separate bathroom, this self-contained annex would suit either an elderly relative or good rental vehicle.

To the front is a very generous driveway and parking for several cars.

offers in excess of

£450,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108847

The Property Ombudsman

Property Ref:
ABI108847 - 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

01235 553777

abingdon@allenandharris.co.uk

1 High Street, ABINGDON, Oxfordshire, OX14 5BD

allenandharris.co.uk

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.