



Connells

Shelley Close
ABINGDON



Property Description

Situated in a popular residential location, this well-presented two-bedroom split-level maisonette offers bright and practical accommodation, ideal for first-time buyers, investors, or those seeking a low-maintenance home close to local amenities.

Accessed via a short flight of stairs, the property opens into a spacious open-plan living room and kitchen, creating a sociable and contemporary living space. The modern kitchen is fully equipped with a range of integrated appliances, including a gas hob, and provides ample storage and preparation space.

The first-floor accommodation comprises two well-proportioned bedrooms and a family bathroom. The property has been enhanced with new carpets throughout in 2025, while a new boiler installed in 2022 provides added peace of mind and improved energy efficiency.

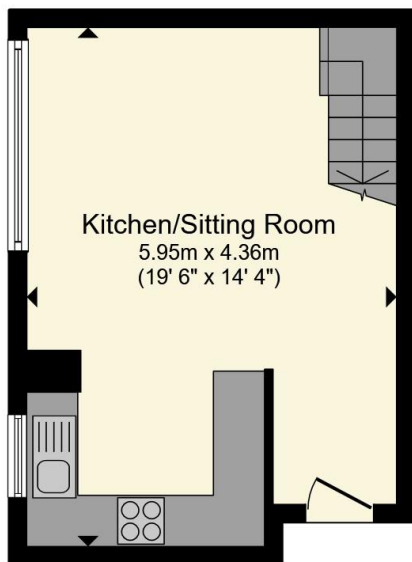
Externally, residents benefit from a garage en bloc, generous communal parking, and an abundance of well-maintained green spaces nearby, creating an attractive setting for both homeowners and tenants alike.

Shelley Close enjoys a convenient position within easy reach of local shops, supermarkets, schools, and regular bus services to Abingdon town centre, Oxford, and surrounding areas. Excellent road links via the A34 provide straightforward access to Oxford, Didcot, and the wider motorway network, making this an ideal location for commuters. Situated in a popular residential location, this

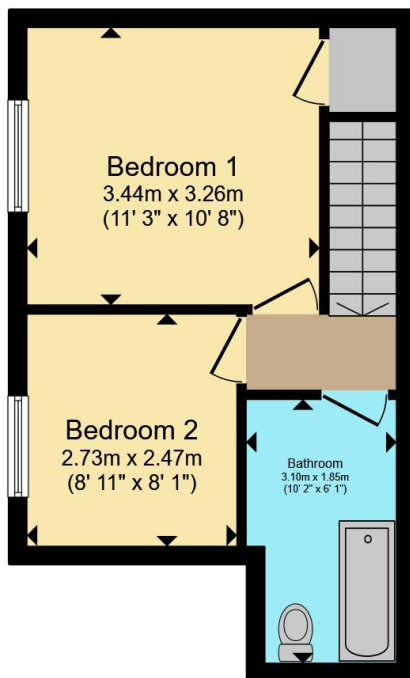
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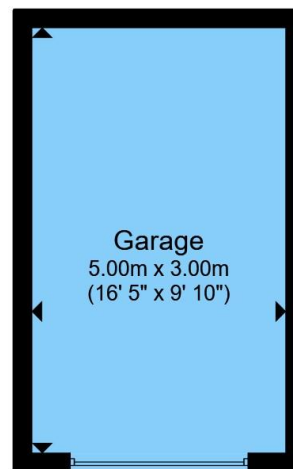




Ground Floor



First Floor



Garage

Total floor area 69.2 m² (745 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

Connells

To view this property please contact Connells on

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11 High Street
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EPC Rating: Council Tax
 Awaited Band: C

view this property online connells.co.uk/Property/ABG305731

Tenure: Freehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, 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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