



44 Withington Court, Abingdon OX14 3QB

44 Withington Court

Situated in a delightful and very quiet location fronting an attractive open green within this small, select development located within the heart of Abingdon town centre, a very spacious three bedroom end of terrace house complemented by larger than average south facing walled gardens.

Withington Court is well-situated towards the edge of this small, sought after mews development, located within the heart of the thriving town centre. The property offers easy pedestrian access to the town centre's many amenities and there are several bus stops nearby offering a quick route to many important destinations including Oxford city (circa. 7 miles).

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



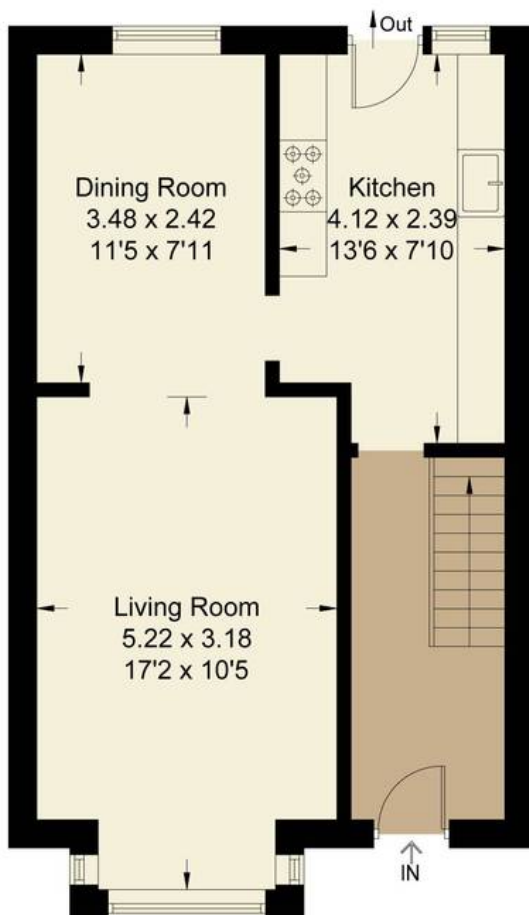


Key Features

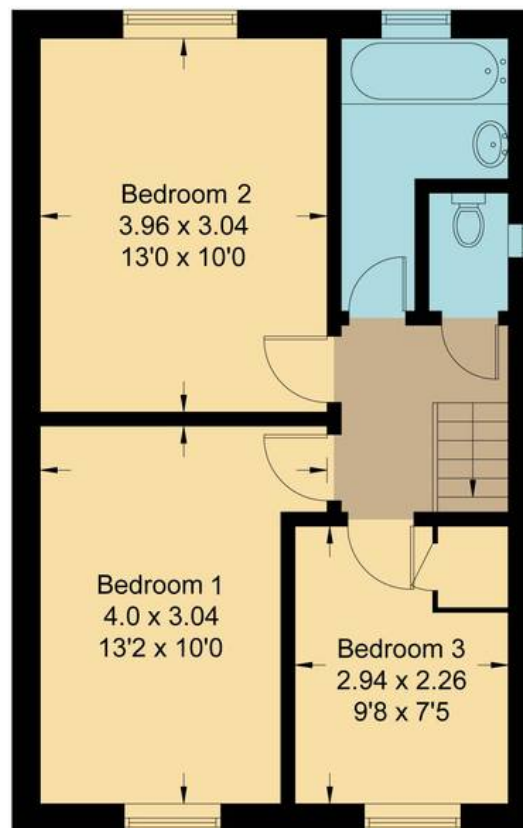
- Entrance hall leading to impressive 26' double aspect sitting and dining room providing attractive views over the green
- Spacious refitted modern kitchen with an excellent selection of floor and wall units and many built in appliances, with door leading to the rear garden
- Main double bedroom providing attractive views over the green complemented by two further bedrooms and family bathroom with white suite and separate WC
- Larger than average 64' partly walled south-facing rear gardens offering excellent potential to extend the existing accommodation
- Front gardens leading directly onto an open green
- Useful nearby garage situated only a short walk from the property with permit parking available



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

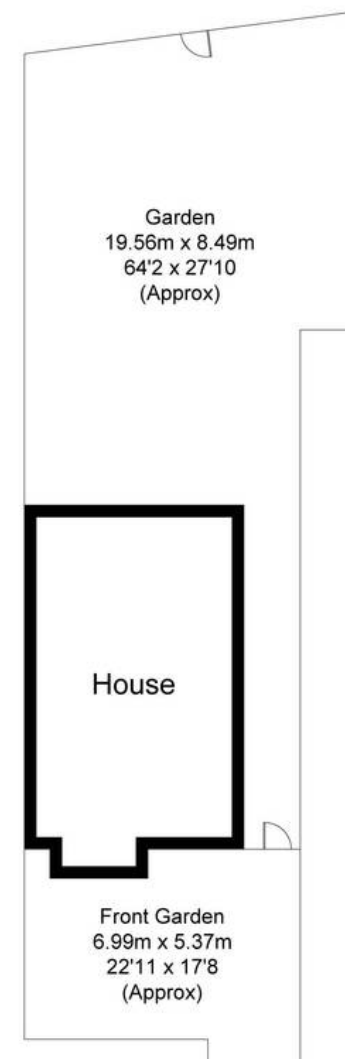
Withington Court, OX14

Approximate Gross Internal Area = 81.80 sq m / 880 sq ft

Garage = 11.40 sq m / 123 sq ft

Total = 93.20 sq m / 1003 sq ft

For identification only - Not to scale



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