



48 Abingdon Road, Drayton, OX14 4HP
£280,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A two bedroom semi detached property with garage in need of some modernisation situated within the popular village of Drayton.

The property comprises entrance hall with stairs to the first floor, sitting room with fireplace leading to the spacious kitchen / dining room with storage cupboard, wood burning stove and French doors into the garden. There are two brick built storage sheds with access from the rear garden. To the first floor a generous double bedroom with storage to the front and a further double bedroom and shower room to the rear overlooking the garden .

Outside to the front is a block paved driveway for two vehicles and garage. To the rear of the property there is an attractive good size west facing garden with patio, pond, mature shrub and flower borders.

Some material information to note: Freehold property. Gas central heating, Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most major providers. The government portal generally highlights this as a very low flood risk within this postcode. We are not aware of any planning permissions in place which would negatively affect the property. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Two bedroom semi detached
- Sitting room
- Kitchen / dining room
- Garage
- Shower room
- Driveway parking for two vehicles
- Large west facing garden
- Council tax band: C, EPC: D

The Location

Drayton offers the best of village life with seamless access to the historic market town of Abingdon-on-Thames, just 2 miles to the north. This sought-after location is ideal for families and commuters alike, sitting within easy reach of the local primary school, village convenience stores, and traditional pubs. For those traveling further afield, the property is superbly connected, with the A34 nearby providing a quick link to Oxford and the M4, while Didcot Parkway—located just 5 miles away—offers high-speed rail services to London Paddington in approximately 40 minutes. Residents can also enjoy a variety of local leisure pursuits, from the nearby 18-hole golf course to scenic walks across the surrounding Oxfordshire farmland.

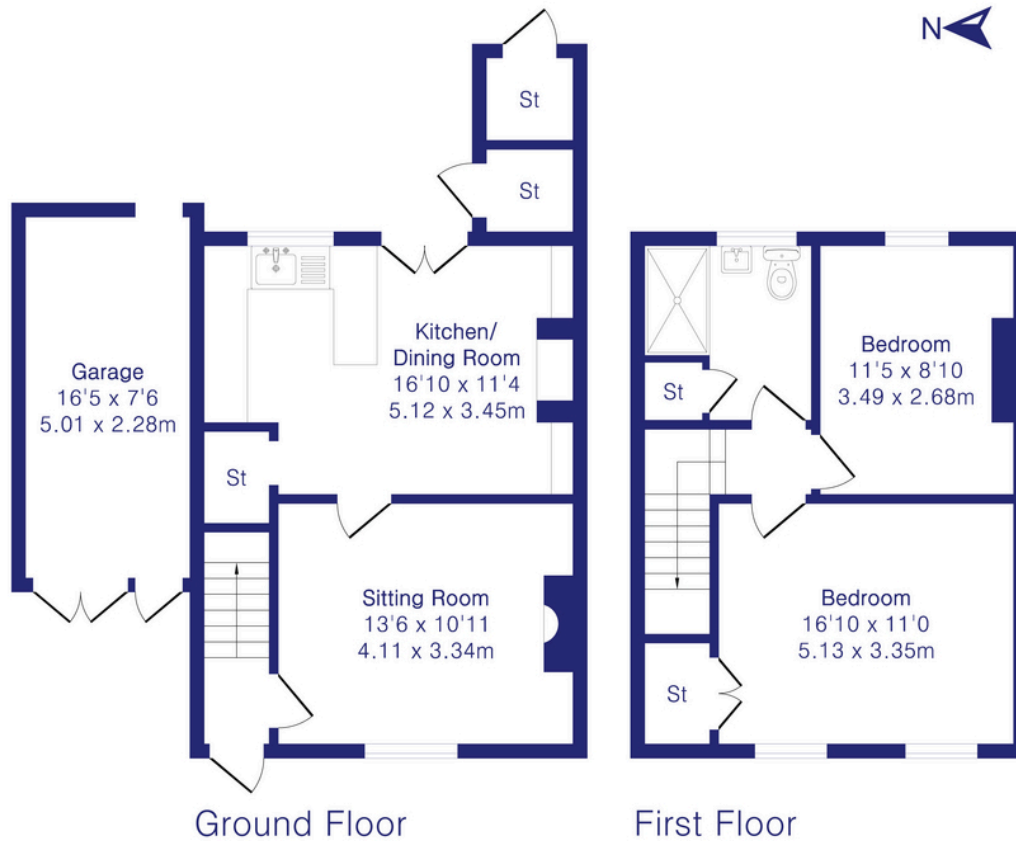


**Approximate Gross Internal Area 919 sq ft - 85 sq m
(Including Garage)**

Ground Floor Area 415 sq ft – 39 sq m

First Floor Area 381 sq ft – 35 sq m

Garage Area 123 sq ft – 11 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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