



**Connells**

Baileys Crescent  
ABINGDON



## Property Description

A modern semi-detached townhouse built by David Wilson Homes in 2024, located within the popular Baileys Crescent development in Abingdon and offered end of chain.

Arranged over three floors, the property offers flexible and well-planned accommodation.

The ground floor features an entrance hall, cloakroom, a study/bedroom four, and a stylish open-plan kitchen/family room fitted with integrated appliances.

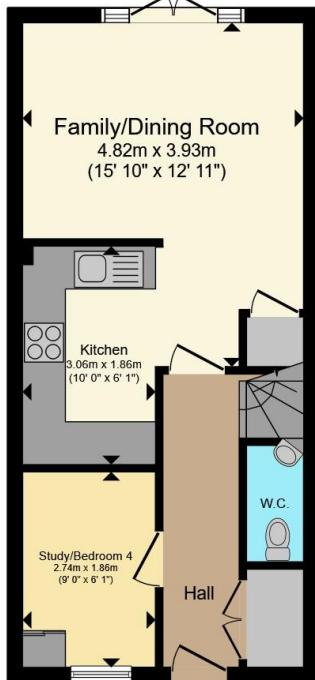
The first floor provides a generous lounge and a principal bedroom with en-suite shower room, including a high-specification Japanese-style toilet.

The second floor comprises two further well-proportioned bedrooms and a modern family bathroom.

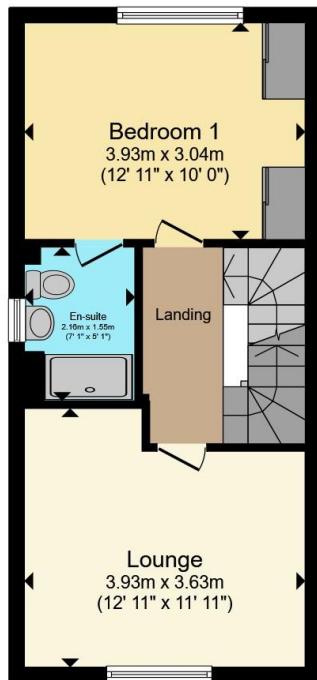
Additional benefits include an electric vehicle charging point, garage, driveway for two cars and approximately 8 years remaining on the NHBC warranty, making this an ideal low-maintenance home for modern living. Annual Management Fee £250.13.



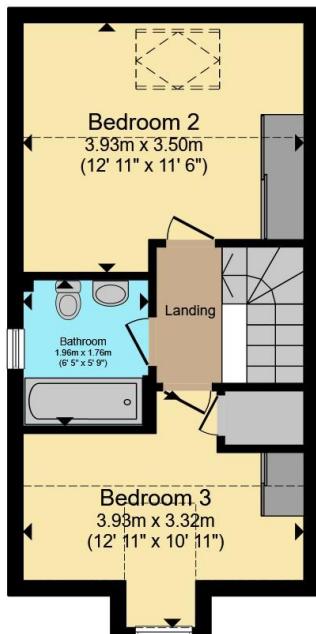




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 102.3 m<sup>2</sup> (1,101 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](http://www.propertybox.io)

**Connells**

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11 High Street  
ABINGDON OX14 5BB

EPC Rating: B    Council Tax  
Band: D

view this property online [connells.co.uk/Property/ABG305532](http://connells.co.uk/Property/ABG305532)



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.

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