



Coopers Lane, Abingdon, OX14 5GW

Guide Price £395,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A well-presented three-bedroom end-of-terrace house arranged over three floors, offering spacious and versatile accommodation in the popular Brewery residential setting within easy walking distance of Abingdon town centre.

The ground floor comprises an entrance hall with stairs rising to the first floor, a well-fitted kitchen with built-in appliances and a spacious sitting/dining room.

The first floor provides two bedrooms and a family bathroom, with the second floor providing the main bedroom, which has built-in storage and an en suite shower room.

Outside, there is an enclosed rear garden with useful side access, together with two allocated parking spaces.

Some material information to note: Gas central heating. mains water, mains electrics, mains drains. Offcom checker indicates standard, superfast and ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has two allocated parking spaces. The government portal generally highlights this as a very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





Key Features

- Well presented three bedroom end of terrace house, arranged over three floors
- Spacious and versatile accommodation
- Main bedroom with built-in storage and en suite shower room
- Enclosed rear garden
- Two allocated car parking spaces
- Situated within the popular Brewery development
- Within easy walking distance of Abingdon town centre
- Excellent range of shops, cafés, restaurants and everyday amenities nearby
- Council Tax Band D / EPC Rating C
- Estate Charge - £441.44 per annum



The Location

The property is situated within The Brewery, a popular residential development on the former Morlands Brewery site, close to the centre of Abingdon.

The development provides an attractive and established residential setting, whilst being conveniently positioned for the town and its amenities.

Abingdon-on-Thames is a historic market town offering an excellent range of shops, cafés, restaurants, schooling and everyday amenities.

The town centre is within easy walking distance, while the River Thames and its attractive riverside walks are also close by.

Just 8 miles to the south of Oxford, and with quick and easy access onto the nearby A34 connecting northbound to the M40 and southbound to the M4.

Didcot Parkway is within 8 miles and provides a regular mainline connection to London Paddington in as little as 38 minutes.

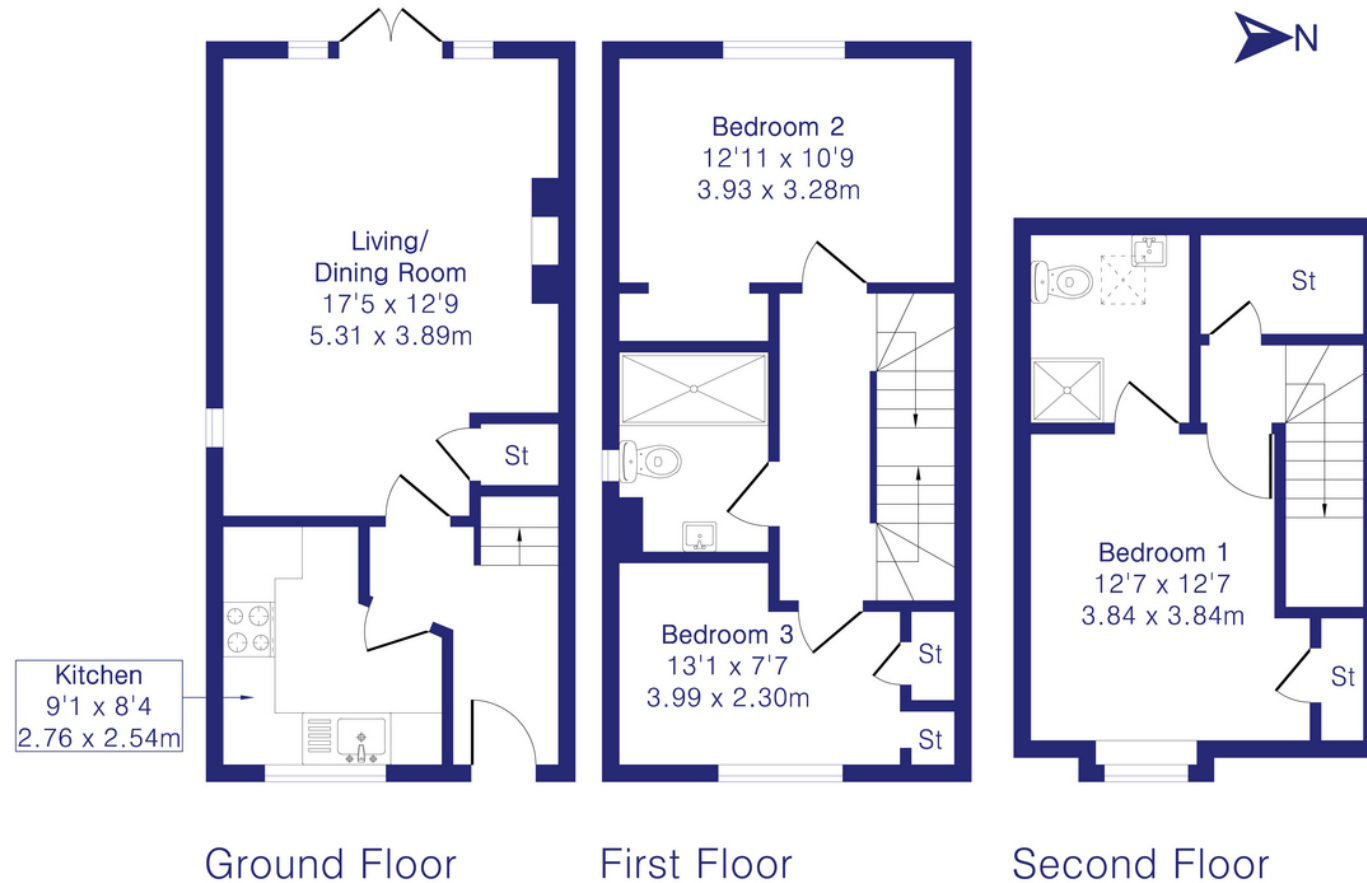


Approximate Gross Internal Area 933 sq ft - 87 sq m

Ground Floor Area 343 sq ft – 32 sq m

First Floor Area 343 sq ft – 32 sq m

Second Floor Area 247 sq ft – 23 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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