



63 Lindsay Drive, Abingdon, OX14 2RT

Guide Price £299,950 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A well-presented two-bedroom terraced property offering practical accommodation throughout. The property benefits from an entrance hallway with useful storage, a generously sized lounge, and a conservatory to the rear providing additional reception space overlooking the garden. The kitchen is positioned to the front of the property.

On the first floor are two bedrooms, including a good-sized principal bedroom with built-in cupboards and a further single bedroom, along with a family bathroom. Additional storage is available via the loft space, accessed from the landing, while the airing cupboard also provides further practicality.

Externally, the property benefits from an allocated parking space to the front. To the rear is a private and enclosed garden featuring both patio and lawned areas.

Some material information to note:

Gas central heating. Mains water, mains electrics. Mains drains. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has driveway parking. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. Details of any covenants or easements are available on request from the estate agent.





## Key Features

- Two-bedroom terraced property
- Spacious lounge
- Conservatory providing additional reception space
- Bedrooms with built in cupboards
- Private rear garden with patio and lawn
- Allocated parking
- EPC: tbc
- Council Tax Band: C

## The Location

Lindsay Drive is situated within a popular residential area of Abingdon, Oxfordshire, England, well placed for access to local amenities, schools, and transport links. The property is conveniently located for nearby shops, supermarkets, cafes, and leisure facilities, while Abingdon town centre offers a wider range of restaurants, pubs, and independent retailers. The location also provides excellent connectivity to Oxford, England, Didcot, Oxfordshire, England, and the A34, making it suitable for commuters. Nearby bus routes and rail services from Didcot Parkway offer convenient access to London and the wider region. The area is popular with both families and professionals due to its balance of residential surroundings and accessibility.

