



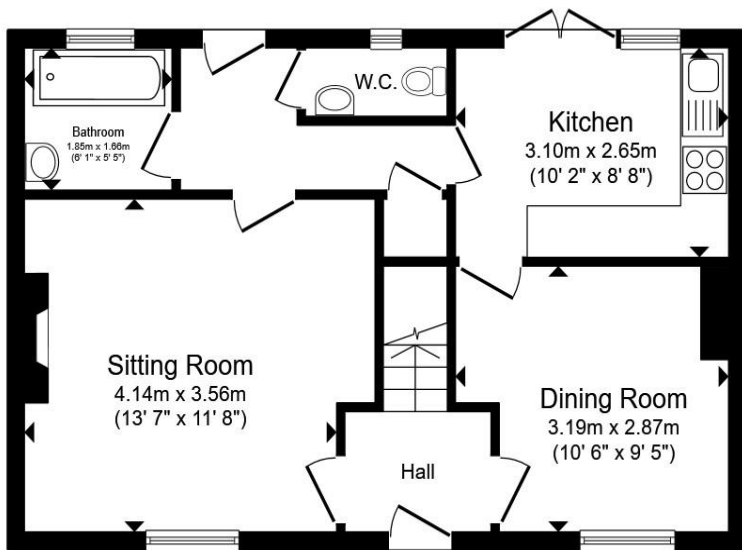
Saxton Road, Abingdon, OX14 5HQ

welcome to

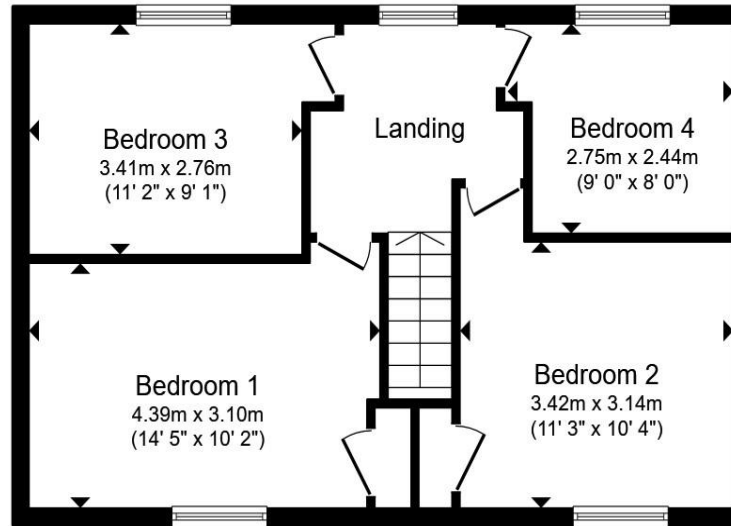
Saxton Road, Abingdon

Allen and Harris are proud to present this 4-bedroom property, in need of some modernisation. The property is approached via an entrance hall giving access to two separate reception rooms, a sitting room and a formal dining room both of which overlook the front aspect. To the rear of the property on the ground floor is a kitchen, a bathroom, and a separate WC. To the first floor there are four bedrooms, the main bedroom measures in excess of 14ft and bedroom two & bedroom three both measure in excess of 11ft. To the rear of the property is a pleasant well established rear garden which is mainly laid to lawn and enclosed by panel fencing. To the front of the property is a further front garden.





Ground Floor



First Floor

Total floor area 99.4 m² (1,070 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

welcome to

Saxton Road, Abingdon

- Four Bedrooms
- Front and Rear Gardens
- Two Reception Rooms
- In Need of Modernisation/Renovation

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

£325,000



view this property online [allenandharris.co.uk/Property/ABI108481](https://www.allenandharris.co.uk/Property/ABI108481)

Please note the marker reflects the postcode not the actual property



Property Ref:
ABI108481 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 allen & harris



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