



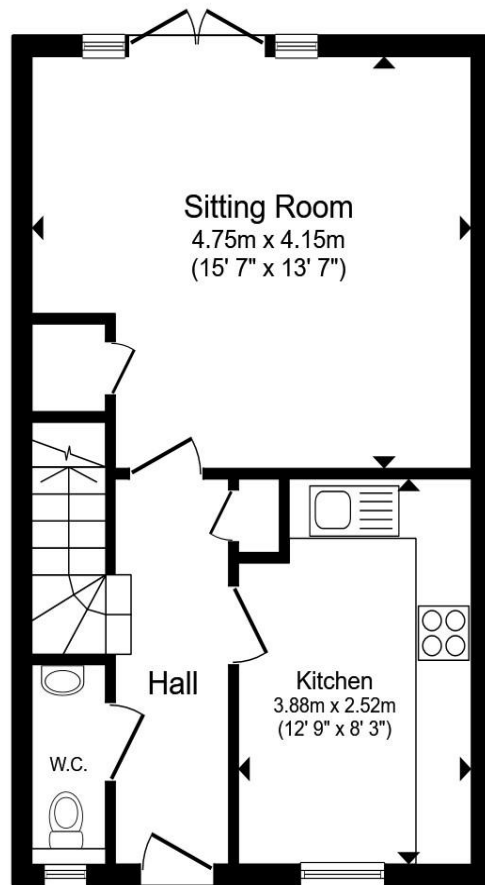
**Caldecott Chase, Abingdon, OX14 5GZ**

**welcome to**

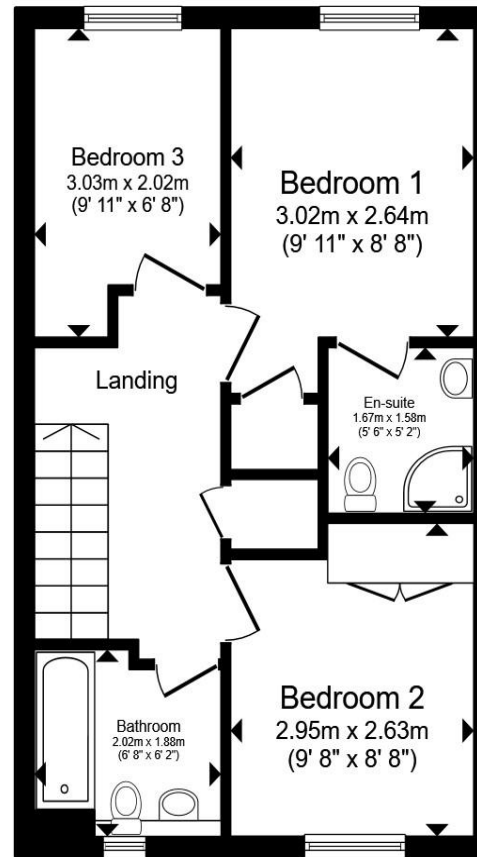
## **Caldecott Chase, Abingdon**

Allen and Harris are proud to present this three-bedroom property presented in very good condition and in a very popular location in central Abingdon. The property is approached via an entrance hall, which gives access to a useful downstairs cloakroom, kitchen & sitting dining room. The kitchen is modern, light and airy and for convenience has built in appliances and a ceramic tiled floor. Leading on is a very impressive sitting dining room, measuring in excess of 15ft and with double glazed French doors opening out to the rear garden. To the first floor are three bedrooms, the main bedroom measuring in excess of 9ft thoughtfully overlooks the rear garden and Caldecott primary school playing fields and has a modern en-suite shower room. Bedroom two is also generous in size and overlooks a green to the front aspect, bedroom three is also ample and measures in excess of 9ft. The family bathroom is modern and offers all the convenience of living in a modern home. To the rear is a well-presented garden with patio area perfect for entertaining leading to a lawn area and is fully enclosed with panel fencing to include a rear access gate. The property also benefits from an allocated parking.





**Ground Floor**



**First Floor**

Total floor area 77.2 m<sup>2</sup> (831 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)

**Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.**

**welcome to**

## **Caldecott Chase, Abingdon**

- Modern Kitchen & Bathroom
- Sitting Dining Room
- 3 Bedrooms
- En-Suite To Master Bedroom
- Pleasant Rear Garden
- Allocated Parking
- Overlooking Green To Front
- Overlooking Playing Fields To Rear

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in excess of

**£350,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/ABI108798](https://allenandharris.co.uk/Property/ABI108798)



Property Ref:  
ABI108798 - 0003

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Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

  
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