

Henry Avery Avenue, Radley, OX14 2EH

Guide Price £385,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

A modern and well-presented two-bedroom home, built approximately three years ago, offering well-planned accommodation arranged over two floors.

The ground floor comprises an entrance hall, cloakroom, a generous sitting room with understairs storage and a kitchen/dining room.

On the first floor are two double bedrooms, one with an en-suite shower, and the other with an en-suite bathroom.

Outside, the property benefits from an enclosed rear garden, two allocated parking spaces at the front of the property, both with electric vehicle charging points.

Some material information to note: Gas central heating, mains water, mains electrics, mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all the major providers. The government portal generally highlights this is a very low risk address for flooding. Details of any covenants or easements are available on request from the estate agent.
Estate Charge: £187.42 per annum.







Key Features

- Well appointed two bedroom end terrace home
- Kitchen/dining room
- Ground-floor cloakroom
- Spacious sitting room
- Two double bedrooms
- En-suite shower room to one bedroom/En-suite bathroom to the second bedroom
- Excellent access to Radley railway station
- Two allocated parking spaces to the front.
- EPC Rating: B / Council Tax Band: C
- Estate Charge: £187.42 per annum







The Location

Henry Avery Avenue is situated within the popular village of Radley, conveniently positioned between Abingdon and Oxford.

Radley offers a range of local amenities including a village shop, primary school, village hall and public house. The railway station provides regular services to Oxford and Didcot, making it a useful location for commuters.

The nearby market town of Abingdon offers a wider range of shops, restaurants, cafés and leisure facilities, whilst Oxford is also within easy reach. The A34 provides convenient road connections to the wider region.

The area also offers attractive countryside and access to Radley lakes, providing opportunities for walking and enjoying the outdoors.

Approximate Gross Internal Area 752 sq ft - 70 sq m

Ground Floor Area 376 sq ft – 35 sq m

First Floor Area 376 sq ft – 35 sq m



Ground Floor

First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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