



16 Shelley Close, Abingdon, OX14 1PP

Guide Price £360,000 Freehold

THOMAS
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SALES LETTINGS



The Property

To the front of the property, there is a driveway providing off-road parking, along with a lawned front garden. The property also includes a single garage with a fitted electric rolling door, with side access via a covered walkway leading to the rear garden. Inside, the bungalow comprises two double bedrooms and a family shower room with built-in storage. To the rear of the property is a large lounge, flooded with natural light, and an extended kitchen, with plenty of storage throughout.

The property has a brand new boiler, located in the loft, and a new consumer unit installed. All windows are double glazed, the garage roof has also been fully replaced. The vendors have removed the carpets from the principal bedroom and hallway, providing the next owner with a blank canvas to personalise flooring to their own style and preference. The rear garden is private and designed for low maintenance.

Material Information to note:

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Driveway & single garage.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Right of Ways/Easements: None known.
- Restrictions & Covenants: None known.

Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





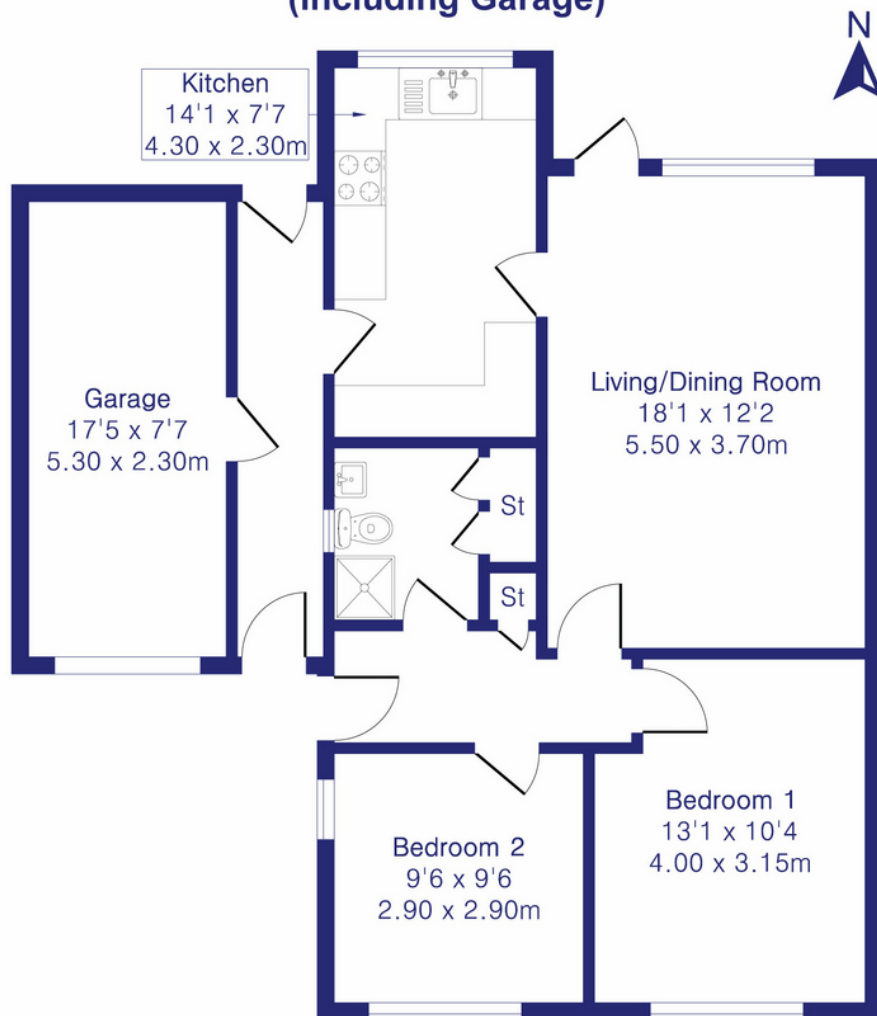
Key Features

- End of chain
- Two double bedroom semi-detached bungalow
- Driveway providing off-road parking
- Single garage with covered side access
- Extended kitchen with access to garden and garage
- Family shower room with storage
- Private, low maintenance rear garden
- EPC Rating: C
- Council Tax: C

The Location

Shelley Close is situated in Abingdon, providing access to a range of local amenities including shops, schools, healthcare services, and leisure facilities. The property is within reach of Abingdon town centre, which offers a variety of independent and high street retailers, cafés, and restaurants. There are regular bus services to Oxford and surrounding areas, and road links via the A34 provide access to Oxford, Didcot, and the wider motorway network.

**Approximate Gross Internal Area 876 sq ft - 81 sq m
(Including Garage)**



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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Abingdon Office
51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000
E abingdon@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

