



16 Ladygrove Court, Abingdon, OX14 5DB

Guide Price £375,000 Freehold

THOMAS
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SALES LETTINGS



The Property

Tucked away just off Drayton Road in Abingdon, this charming two double bedroom property is ideally located within walking distance of the town centre and close to a range of local amenities, offering both convenience and a peaceful setting.

On the ground floor, the property features a welcoming and spacious entrance hall, a large dual-aspect lounge with vaulted ceilings, and a well-proportioned kitchen with ample storage. There is also a generous double bedroom on this level, along with a convenient cloakroom.

Upstairs, the primary bedroom is full of character, featuring exposed beams and an abundance of natural light. A well-appointed family bathroom completes the first floor.

Externally, the property benefits from a patio and lawned front garden, along with an allocated parking space. To the rear, there is a private, good-sized east-facing garden with side access.

Some material information to note:

Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has one allocated parking space. The government portal generally highlights this as a low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





Key Features

- No Onward Chain
- Quietly positioned at the end of Ladygrove Court
- Allocated parking
- Vaulted ceilings and dual aspect lounge
- East facing and private garden
- Inviting and large entrance hall
- Versatile second bedroom on the ground floor

The Location

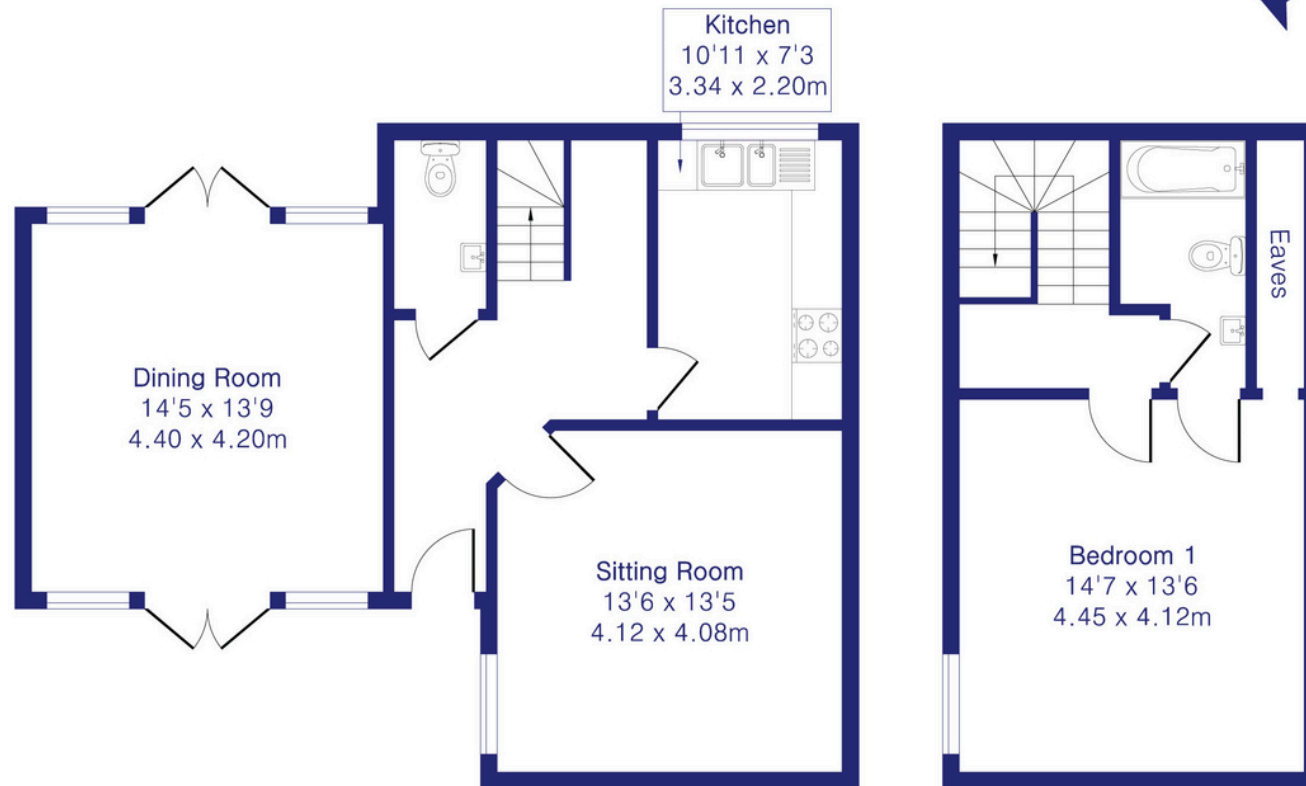
Ladygrove Court is located on the northern side of Abingdon, offering convenient access to the town centre and a range of local amenities. Abingdon is a popular historic market town with a good selection of shops, cafés, restaurants, and riverside walks along the Thames.

The property is well positioned for commuters, with easy access to the A34 and Didcot Parkway station, which provides fast rail services to London Paddington. There are also a number of well-regarded schools, parks, and green spaces nearby.

Approximate Gross Internal Area 922 sq ft - 86 sq m

Ground Floor Area 611 sq ft – 57 sq m

First Floor Area 311 sq ft – 29 sq m



Ground Floor

First Floor



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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