



Oliver
James



Vernon Place,

Abingdon, OX14 1RU

Offers over
£500,000

Description

Built in 2023 by David Wilson Homes on this popular development on the Northern side of the busy market and riverside town of Abingdon.

The property, contemporary in design, incorporates a welcoming reception hall, cloakroom, separate quiet sitting room and a well-presented kitchen/family room with built-in appliances, utility cupboard and direct access out through french doors to the sunny rear garden.

The first floor offers four bedrooms with an stylish en-suite to the master bedroom and a family bathroom plus double storage cupboard on the landing. The property has been well maintained throughout and features gas central heating and double glazing.

Outside is an enclosed garden with newly planted borders, an area laid to lawn and patio. The rear garden faces south west and creates the perfect space to soak up the outdoors. A hard base and garden shed have also been added. There is also access through a gate to the tandem driveway with parking for 3 cars and good sized single garage which are situated to the side of the property.





Location

The property is situated on the northern side of Abingdon town centre and quick access to the A34.

The market and river side town of Abingdon is situated c.6 miles to the south of Oxford and within easy reach of Didcot Station (c.8 miles) where London (Paddington) is reachable in 35 minutes.

Within the town there are good leisure and shopping facilities, numerous well regarded state and private schools and Frilford Heath and Drayton golf courses close by.

The property is close to Aldi, bus stops and Tilsley Park and the White Horse leisure and tennis centre also nearby.

Agent Notes

The property is freehold.

Mains services are connected including gas, drainage, water and electricity.

The EPC rating is B and the Council Tax is band E with the Vale of White Horse DC.

There is an Estate service charge of £241 per annum.

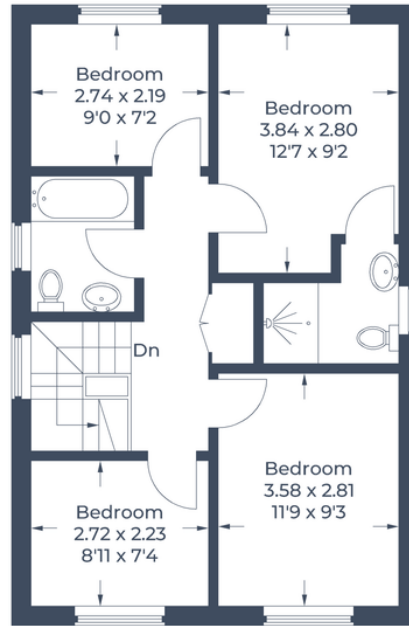
The property has not flooded in the last 5 years.



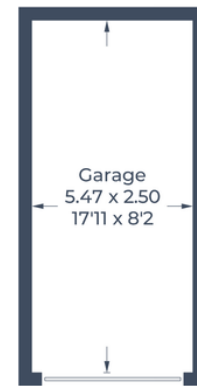
Approximate Gross Internal Area
 Ground Floor = 51.7 sq m / 556 sq ft
 First Floor = 51.3 sq m / 552 sq ft
 Garage = 13.6 sq m / 146 sq ft
 Total = 116.6 sq m / 1,254 sq ft



Ground Floor



First Floor



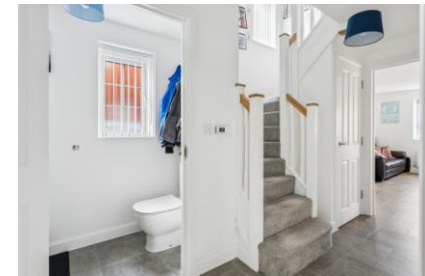
(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
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