



16 Robinson Road, Boars Hill, OX1 5LE

Guide Price £415,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered for sale with no onward chain is this well presented three storey three bedroom property with two bathrooms, impressive kitchen-diner, driveway and garage.

The property comprises entrance hall, cloakroom, snug/family room, and impressive kitchen-diner. On the first floor there is a living room and bedroom with en-suite. On the second floor there are two generous bedrooms and bathroom. To the side of the property there is a driveway leading to a garage with up & over door. Finally, to the rear, there is a predominately lawned garden with large patio area.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has parking. The government portal generally highlights this as a very low/unlikely risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. 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

- Three-bedroom three storey property.
- Impressive kitchen-diner
- Snug/family room
- Two bathrooms (one with en-suite)
- Driveway & garage
- No onward chain
- EPC Rating: C
- Council Tax Band: D

The Location

Robinson Road is well-situated towards the edge of this small, select village development and offers easy access to the nearby village of Wootton's amenities which include general stores, post office, florist, primary school and church.

Useful distances include Abingdon town centre (circa. 4 miles) and Oxford city centre (circa. 5 miles).



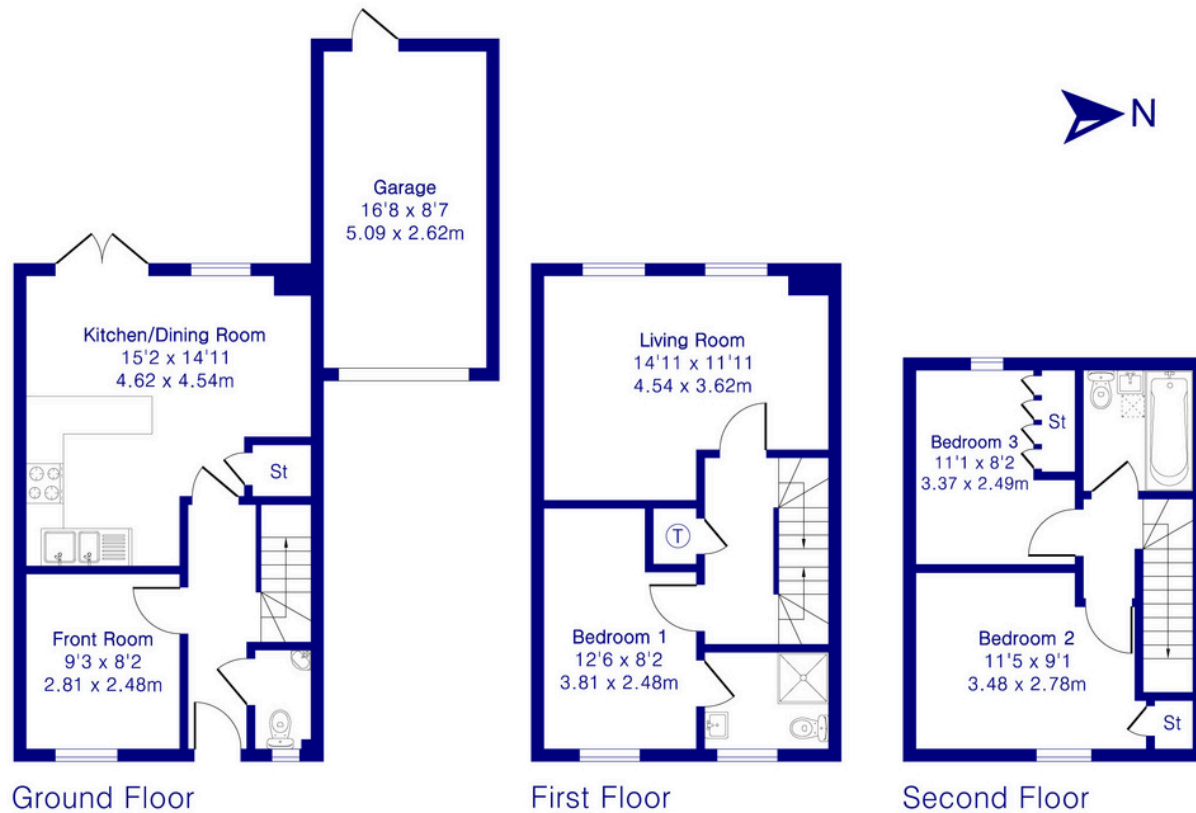
**Approximate Gross Internal Area 1028 sq ft - 96 sq m
(Excluding Garage)**

Ground Floor Area 373 sq ft – 35 sq m

First Floor Area 369 sq ft – 34 sq m

Second Floor Area 286 sq ft – 27 sq m

Garage Area 144 sq ft – 13 sq m



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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