



Lyford Close, Drayton, Abingdon, OX14 4JG

 allen & harris

welcome to

Lyford Close, Drayton, Abingdon

Allen and Harris are proud to present this spacious one bedroom first floor maisonette with the benefit of its own rear garden. The property is approached via a ground floor entrance hall which has stairs to the first floor which give access to a very spacious landing. The landing gives access to a generous sitting/dining room which measures in excess of 15ft in length, has a feature fireplace and a door opening to the kitchen. The kitchen has a range of eye and base level units, space for cooker, space for fridge freezer and plumbing for a washing machine, there is also a wall mounted gas central heating boiler.





Lounge
11' 7" x 16' 8" (3.53m x 5.08m)

Kitchen
8' 4" x 9' 2" (2.54m x 2.79m)

Landing

Bedroom One
9' 7" x 13' 5" (2.92m x 4.09m)

W/C

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Lyford Close, Drayton Abingdon

- Maisonette
- First Floor
- One Bedroom
- Rear Garden
- Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 455.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Dec 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£190,000



view this property online allenandharris.co.uk/Property/ABI107717

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
ABI107717 - 0005

The main bedroom again is very generous in size and measures in excess of 13ft in length, the bathroom is modern and includes a panel bath with shower over, a low-level w/c and handwash basin.

To the rear of the property is a pleasant and established garden mainly laid to lawn with a path leading to a patio seating area perfect for entertaining.

To the front of the property is allocated parking.



Please note the marker reflects the postcode not the actual property



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