



65 Field Gardens Steventon, Abingdon, OX13 6TF

Guide Price £290,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well-positioned and proportioned two-bedroom end-of-terrace house with parking, situated in a popular residential development in the sought-after village of Steventon.

The property is offered with early vacant possession.

The accommodation provides a practical layout for modern living and would make an ideal first-time purchase, downsizing opportunity or investment property.

An additional attraction is that the property is available with early vacant possession, offering buyers greater flexibility and the potential for a straightforward move.

Some material information to note:

Gas fired central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has parking. The government portal generally highlights this as a very low 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

- Two-bedroom end-of-terrace house
- Popular village location
- Allocated parking
- Early vacant possession
- Good access to Abingdon, Didcot and Wantage
- Excellent road links via the A34
- Convenient for Didcot Parkway and mainline rail services
- Ideal first-time purchase or investment opportunity
- Council Tax Band: C EPC Rating: C

The Location

Steventon is a popular and well-established village situated approximately five miles south of Abingdon, conveniently positioned between Abingdon, Didcot and Wantage. The village has a strong community feel, with an attractive village green, village hall, local shop and Post Office, together with a number of pubs and other local amenities.

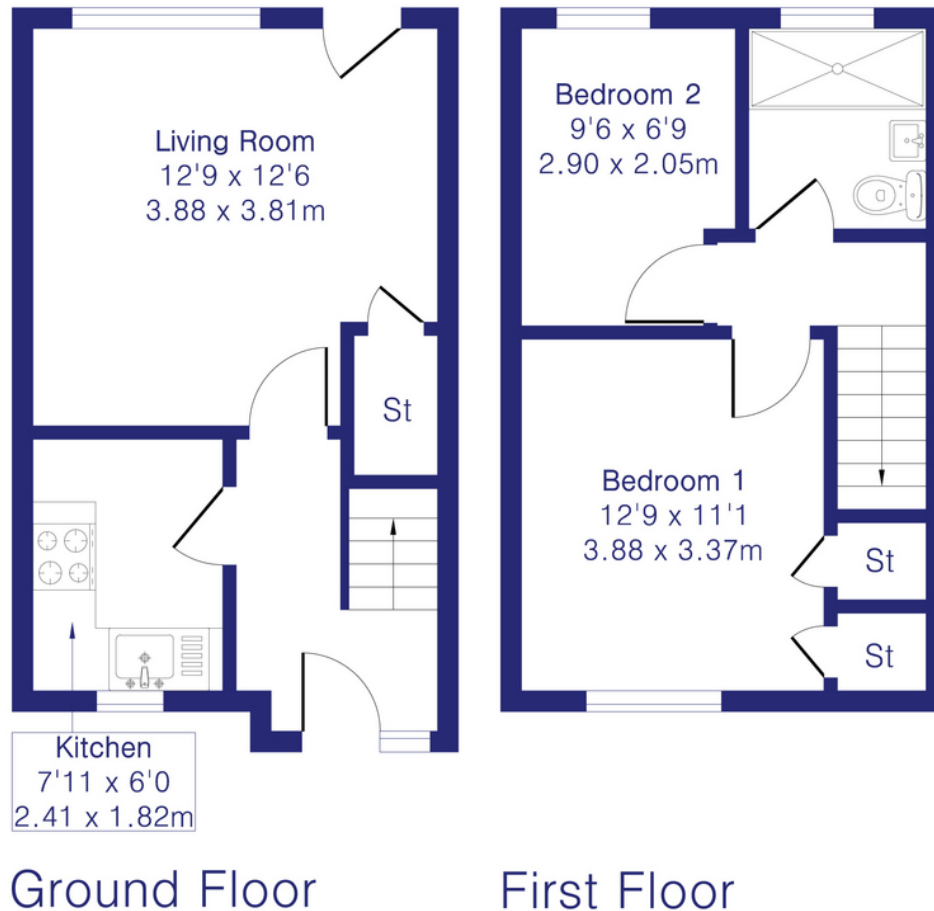
For commuters, Steventon is particularly well placed for access to the A34, with Didcot Parkway approximately four miles away. Didcot provides regular mainline services towards London Paddington, as well as other destinations. Milton Park and Harwell Science and Innovation Campus are also within easy reach.



Approximate Gross Internal Area 537 sq ft - 50 sq m

Ground Floor Area 272 sq ft – 25 sq m

First Floor Area 265 sq ft – 25 sq m ➤ N



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

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