



3 Overmead, Abingdon, OX14 5NB

£365,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended three double bedroom property with impressive 21ft kitchen-diner, lounge with wood burning stove, and garage.

This well-presented property offers around 1200sq ft of accommodation and comprises entrance hall, cloakroom, lounge, and L-shaped kitchen-dining area.

On the first floor there is a family bathroom and three double bedrooms.

To the rear, there is a very pleasant low maintenance garden with seating areas and garage.

For the space to be fully appreciated; viewings are highly recommended.

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 a garage. There is no allocated parking but there are no restrictions for parking on the road. 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.



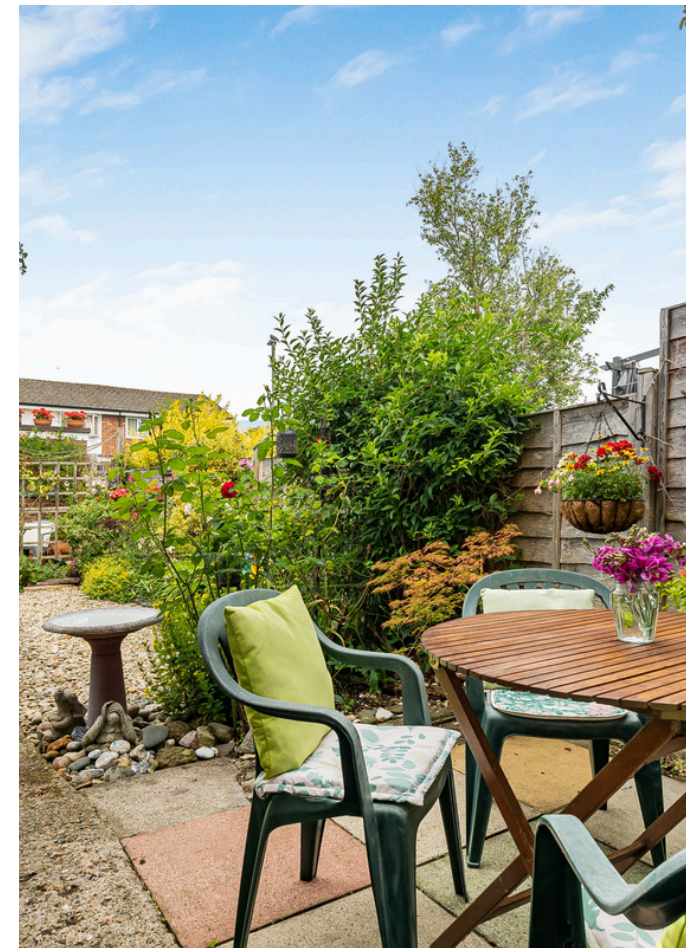


Key Features

- Three double bedrooms.
- Impressive L-Shaped kitchen-dining area.
- Approximately 1200sq ft of accommodation.
- Garage
- Lounge with wood-burning stove
- Downstairs cloakroom
- Council Tax Band:C
- EPC Rating:D

The Location

Abingdon on Thames is a historic market town offering a broad range of shopping, schooling and recreational amenities. Just 8 miles to the south of Oxford, and with quick and easy access onto the nearby A34 connecting northbound to the M40 and southbound to the M4. Didcot Parkway is within 8 miles and provides a regular mainline connection to London Paddington in as little as 38 minutes.

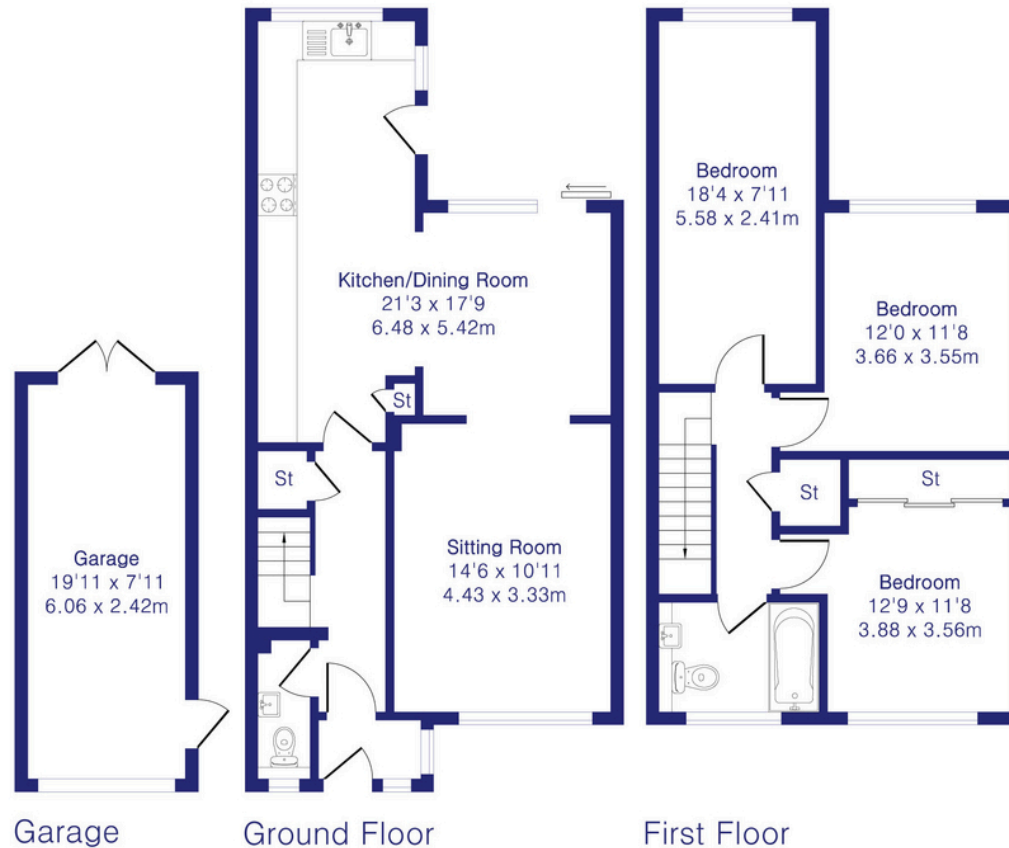


Approximate Gross Internal Area 1234 sq ft - 115 sq m (Including Garage)

Ground Floor Area 552 sq ft – 51 sq m

First Floor Area 524 sq ft – 49 sq m

Garage Area 158 sq ft – 15 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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Abingdon Office
51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000
E abingdon@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

