



13 The Court, Abingdon OX14 1LE

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A rare opportunity to acquire a superbly presented one bedroom house with a private south facing garden and parking. An ideal first time or investment purchase well located within North Abingdon, offering wonderfully light, well balanced accommodation over two floors with the security of no onward chain.

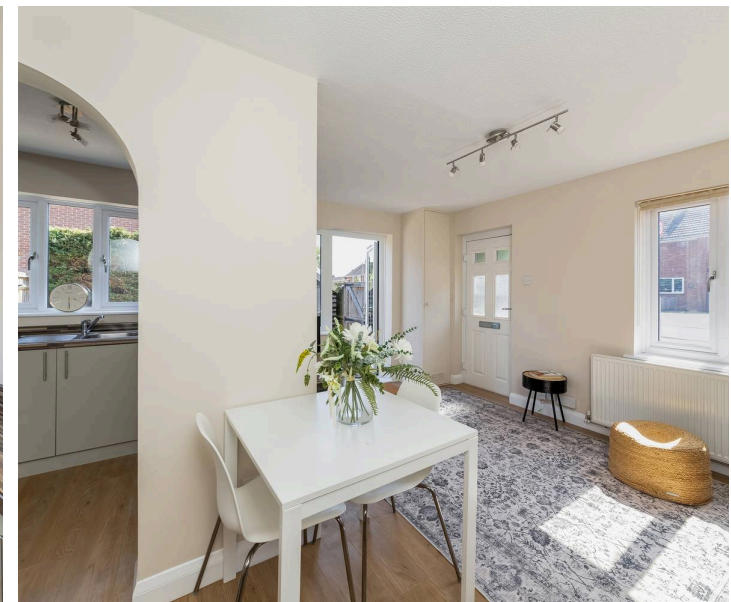
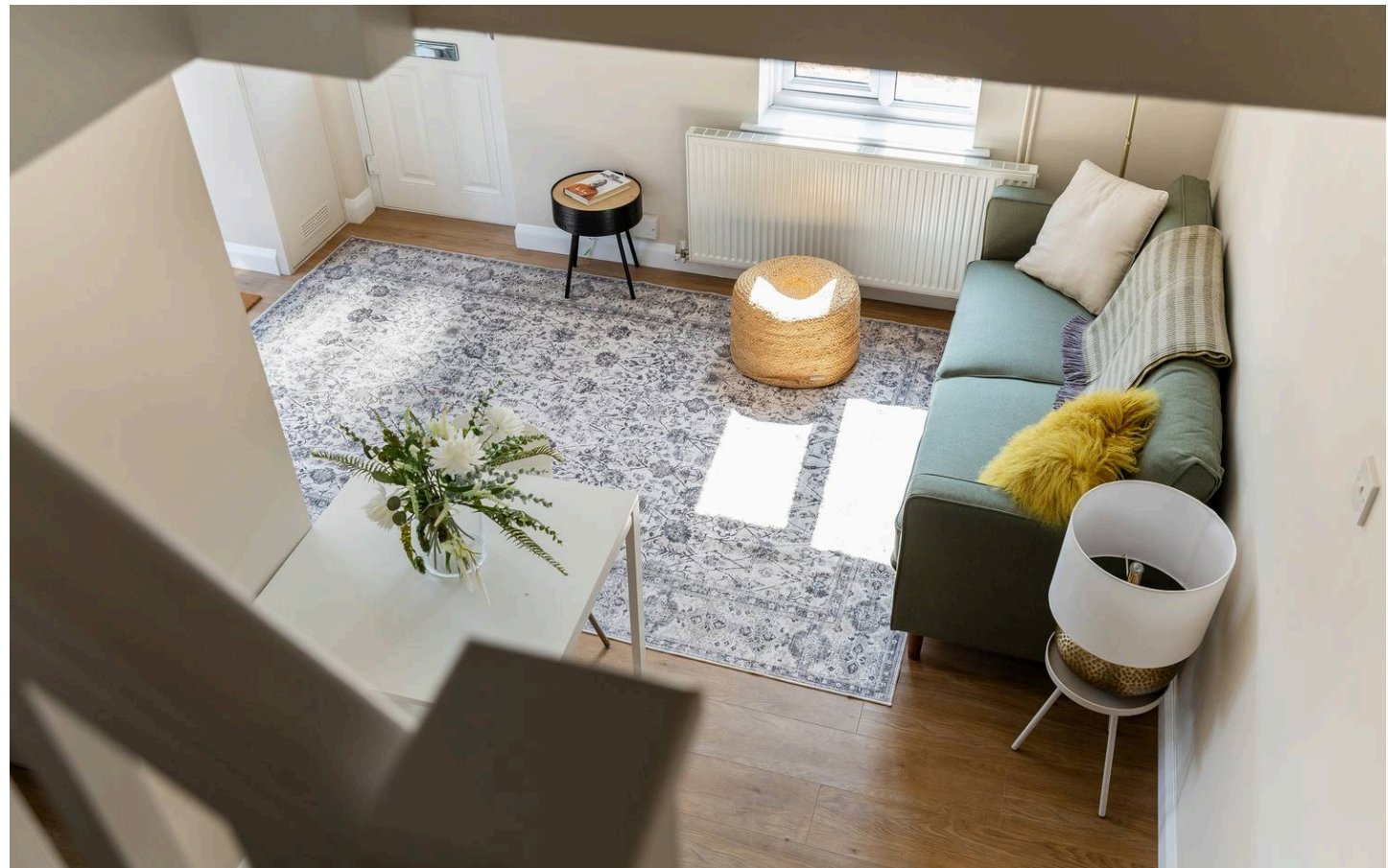
The Court is a small development well-situated just off the Wootton Road within North Abingdon. Offering access to many amenities including local shops, schooling, public transport and the thriving town centre's wide range of facilities. Useful distances include Radley railway station (circa. 2.8 miles) and Oxford city centre (circa. 7.9 miles).

Bedrooms: 1 Bathrooms: 1 Reception Rooms: 1

Council Tax band: B

Tenure: Freehold

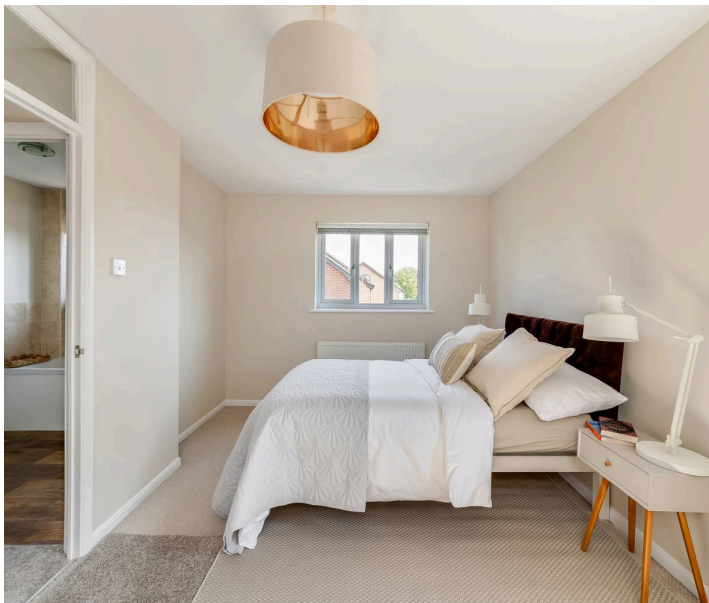
EPC Energy Efficiency Rating: C





Key Features

- Double aspect open plan living/dining room with a glazed door opening out onto the private garden
- Modern fitted kitchen with integrated oven and hob
- Most generous 14' principle bedroom with ample space for a study area within
- Contemporary bathroom with white suite and shower over bath
- Gas central heating & Upvc double glazed windows throughout
- Allocated parking plus unrestricted guest parking on street
- Gated side access to the landscaped, south facing rear garden offering good degrees of privacy
- No onward chain
- Short level walk to Aldi and Tesco Express





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Approximate Gross Internal Area = 42.0 sq m / 452 sq ft

For identification only - Not to scale



Ground Floor



First Floor

