



42 Clarendon Close, Abingdon OX14 3XH

 **Hodsons**
...your move, our passion
Sales | Lettings

42 Clarendon Close

A very well presented ground floor studio apartment, ideally located on the outskirts of Abingdon town centre. This well-maintained property has been recently redecorated throughout, including a newly fitted bathroom and updated flooring, offering a fresh and modern feel throughout. An ideal opportunity for first-time buyers, investors, or those looking to downsize, the apartment is just a 10–15 minute walk from the town centre and 5 minutes walk from the White Horse Leisure and Tennis centre. It also benefits from excellent access to scenic walking routes, including the River Thames and Radley Lakes.

42 Clarendon Close is situated in an end of cul-de-sac location within the popular Audlett Drive development and is a short walk from the White Horse Leisure Centre and the thriving Abingdon town centre boasting a wide range of amenities. There is a quick route onto the A34 leading to many important destinations including Oxford city (circa. 6 miles) and Didcot (circa. 10 miles) with its mainline railway station to London Paddington.

Bedrooms: 1 Bathrooms: 1 Reception Rooms: 1

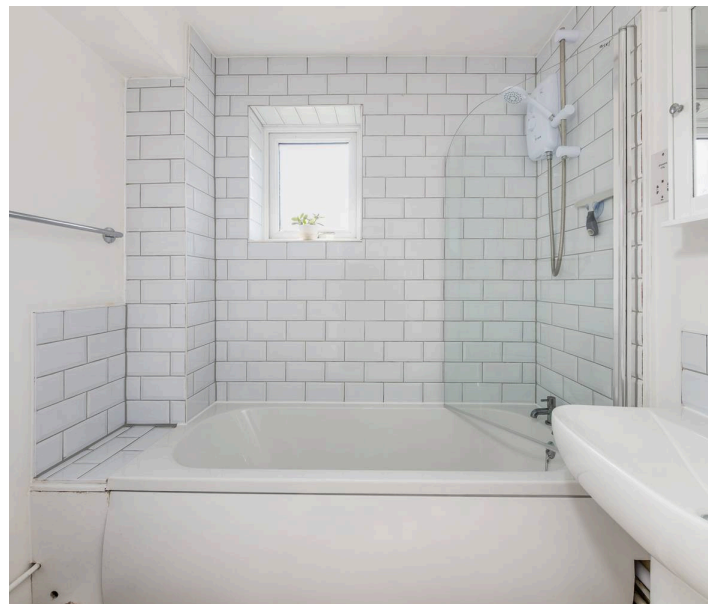
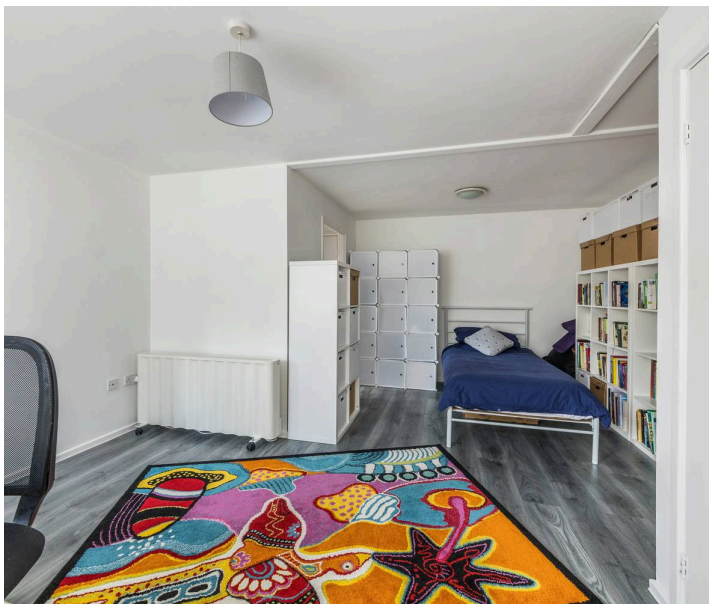
Council Tax band: A Tenure: Leasehold EPC: D





Key Features

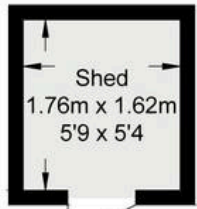
- Entrance porch leading to open plan living, dining and bedroom area
- Recently improved kitchen with selection of floor and wall units
- Refurbished bathroom with inner utility and storage area
- Private and mature south east facing gardens with storage shed
- Allocated parking facilities and further on road visitor parking
- Convenient central location close to shops, excellent transport links and picturesque riverside walks



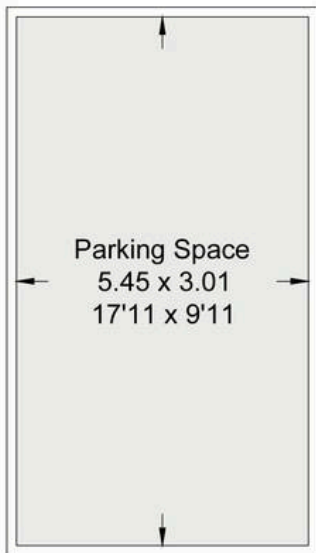
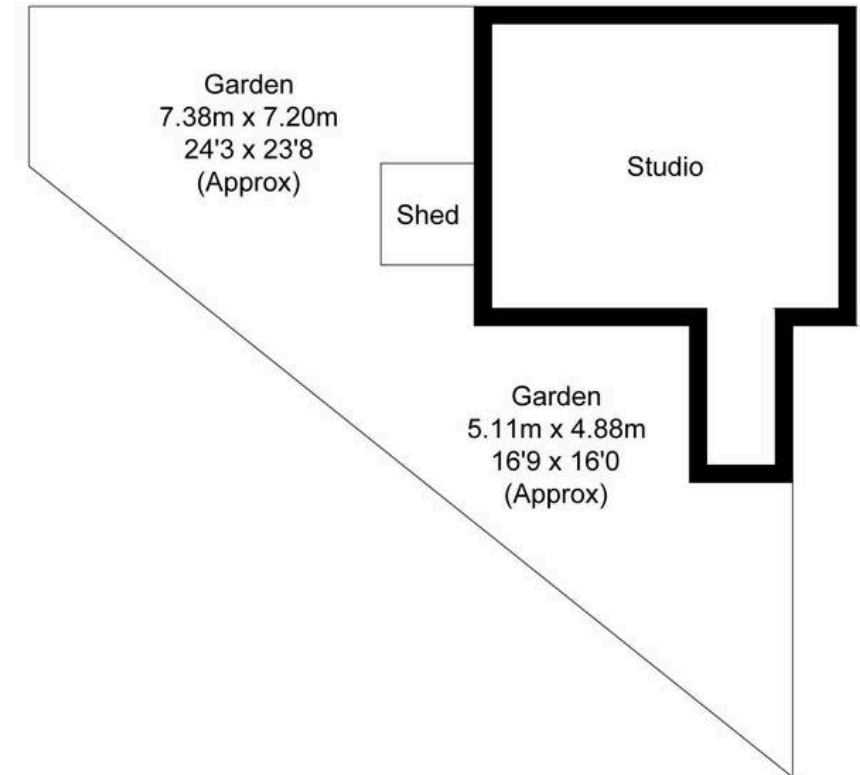


Clarendon Close, OX14

Approximate Gross Internal Area = 32.90 sq m / 354 sq ft
Shed = 2.90 sq m / 31 sq ft
Total = 35.80 sq m / 385 sq ft
For identification only - Not to scale



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

Not to scale, for illustration and layout purposes only.
© Mortimer Photography. Produced for Hodsons.
Unauthorised reproduction prohibited



Hodsons
...your move, our passion
Sales | Lettings

5 Ock Street, Abingdon,
Oxfordshire, OX14 5AL
T: 01235 553686
E: abingdon@hodsons.co.uk
www.hodsons.co.uk