



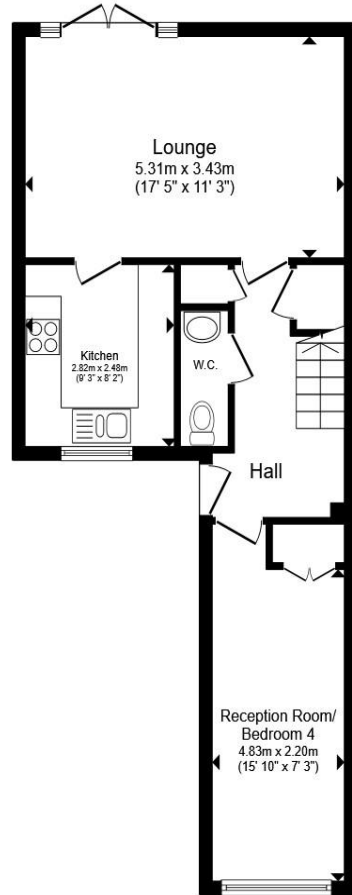
Nash Drive, Abingdon, OX14 5PT

welcome to

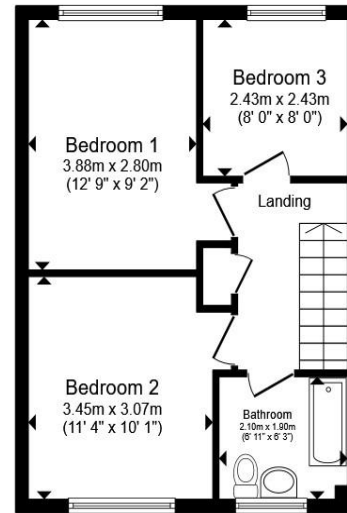
Nash Drive, Abingdon

Allen and Harris are proud to present this 4 bedroom property situated in a popular location, offered with no onward chain. The property is approached via an entrance hall giving access to a substantial garage conversion which has created either an additional reception room or bedroom which measures in excess of 15ft in length. To the rear is a sitting/dining room that measures in excess of 17ft and has French doors opening out to the rear garden. The Kitchen has a very modern range of eye and base level units, with a space for a cooker, washing machine and fridge freezer. To the first floor are three further bedrooms, and a modern family bathroom. The main bedroom measures in excess of 12ft in length. To the rear is a pleasant garden with a patio seating area perfect for entertaining leading on to a further area laid to gravel. To the front is driveway parking with a pathway leading to the front door. The property is offered with no onward chain.





Ground Floor



First Floor

Total floor area 88.0 m² (947 sq.ft.) approx

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.propertybox.io

AGENTS NOTE:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Nash Drive, Abingdon

- Newly Modernised Throughout
- No Chain
- 4 Bedrooms
- Substantial Garage Conversion
- French Doors Leading to Garden
- Patio Seating Area

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£335,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108613



Property Ref:
ABI108613 - 0008

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


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