



Audreys Court, Abingdon, OX14 5DQ

Guide Price £399,950 Freehold

THOMAS
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SALES LETTINGS





The Property

Situated within an exclusive courtyard development just moments from the town centre, this beautifully presented semi-detached home offers stylish, contemporary accommodation throughout.

The ground floor is entered via a welcoming entrance hall with useful built-in storage and a modern cloakroom. To the front, the contemporary kitchen is fitted with a range of integrated appliances, including an oven, hob, fridge/freezer and dishwasher, complemented by a curved breakfast bar. To the rear, the spacious dual-aspect living and dining room extends across the full width of the property, creating a bright and inviting space with French doors opening onto the rear garden.

The first floor comprises three well-proportioned bedrooms, including a generous principal bedroom with built-in wardrobes and an en-suite shower room. Two further bedrooms provide flexible accommodation for family living, guests or home working and are served by a modern family bathroom.

Outside, the property enjoys a private rear garden with a full-width paved terrace, ideal for outdoor dining and entertaining, together with a lawned area and secure gated side access. Further benefits include an allocated parking space and access to a communal bike store.





Key Features

- Exclusive courtyard development close to the town centre
- Beautifully presented throughout
- Three well-proportioned bedrooms
- Principal bedroom with en-suite shower room
- Spacious dual-aspect living/dining room
- Contemporary kitchen with integrated appliances
- Private rear garden with paved terrace
- Allocated parking and communal bike store
- EPC Rating C - Council Tax Band D





The Location

Audreys Court enjoys a highly convenient position just a short walk from Abingdon's historic town centre. Renowned for its charming market square, independent shops, cafés, restaurants and regular weekly markets, the town also offers a range of leisure facilities, riverside walks along the River Thames, and the picturesque Abbey Meadows.

The property is ideally placed for everyday amenities, with supermarkets, healthcare facilities and excellent bus services all within easy reach. For commuters, the nearby A34 provides direct links to Oxford, Didcot, the M40 and M4, while Didcot Parkway railway station offers regular fast services to London Paddington.

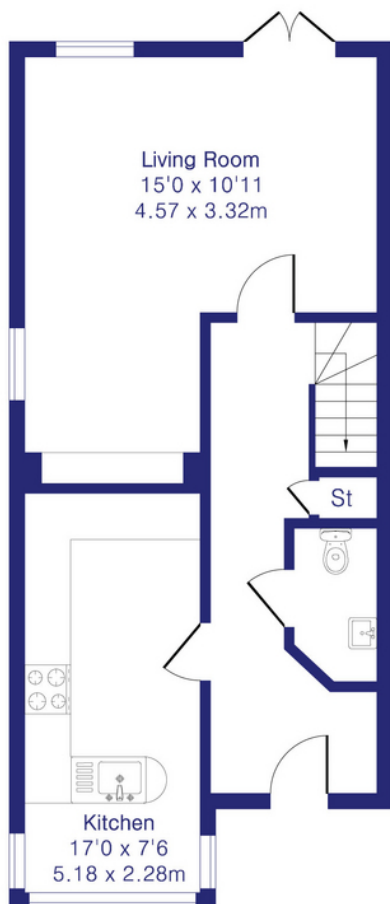
Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard and ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has parking. The government portal generally highlights this as a very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property.



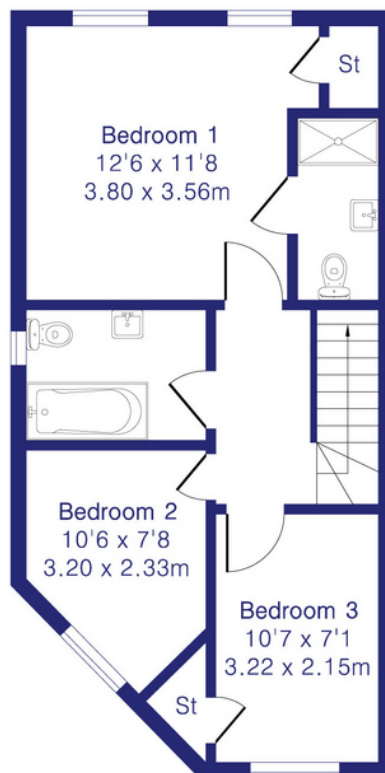
Approximate Gross Internal Area 942 sq ft - 88 sq m

Ground Floor Area 502 sq ft – 47 sq m

First Floor Area 440 sq ft – 41 sq m



Ground Floor



First Floor



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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