



23 Baileys Crescent, Abingdon, OX14 1TJ

Guide Price £375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

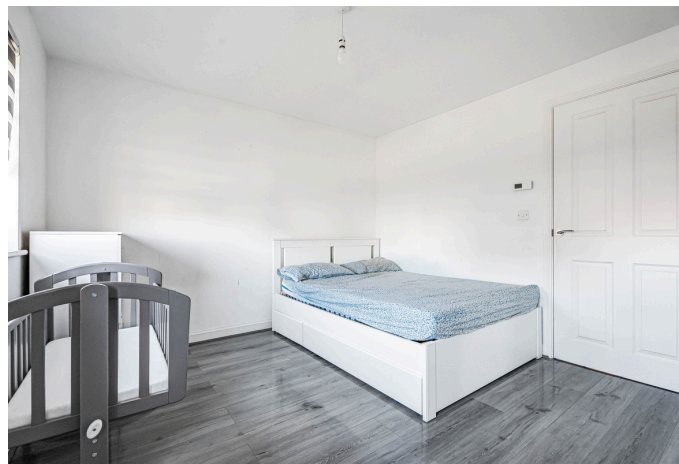
Situated in a popular North Abingdon location, and well presented throughout, this two double bedroom property is available to view.

Built by Barrett Homes in 2022, and still benefitting from over 5 years NHBC warranty.

Inside, on the ground floor is a welcoming entrance hall, tiled throughout the ground floor and flowing seamlessly into the lounge, and kitchen dining room. Patio doors lead to a great sized rear garden, with both decking and lawned areas. The garden faces South/West which gives the house and garden a fantastic sunny spot. Upstairs, on the first floor are two double bedrooms, and a family bathroom.

The property comes with a driveway with ample off-road parking, and enjoys a pleasant front garden.

Some material information to note: Mains gas, 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 and a garage. 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. Details of any covenants or easements are available on request from the estate agent.





Key Features

- Two double bedrooms
- Great sized, south/westerly facing rear garden
- Tiled throughout on the ground floor
- Downstairs cloakroom
- Ample parking
- Close to local shops and everyday amenities
- EPC: B
- Council Tax: C

The Location

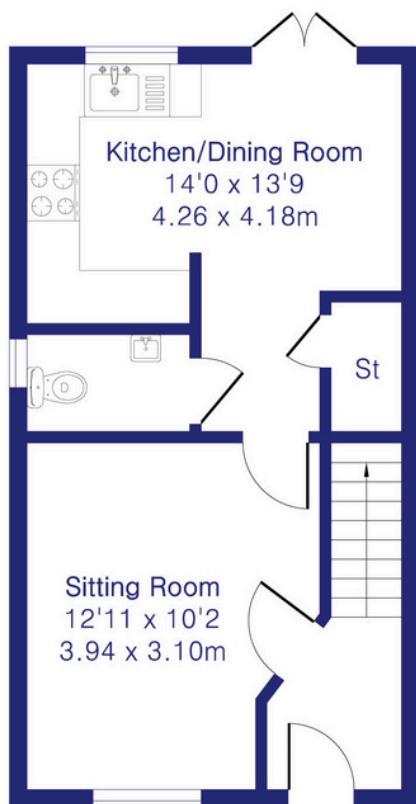
Baileys Crescent is situated in a popular residential area of Abingdon, offering convenient access to the town centre and a wide range of local amenities, shops, cafés and leisure facilities. The property is well placed for access to nearby schools, countryside walks and green spaces, while excellent road and public transport links provide easy connections to Oxford, Didcot and the surrounding Oxfordshire towns and villages.



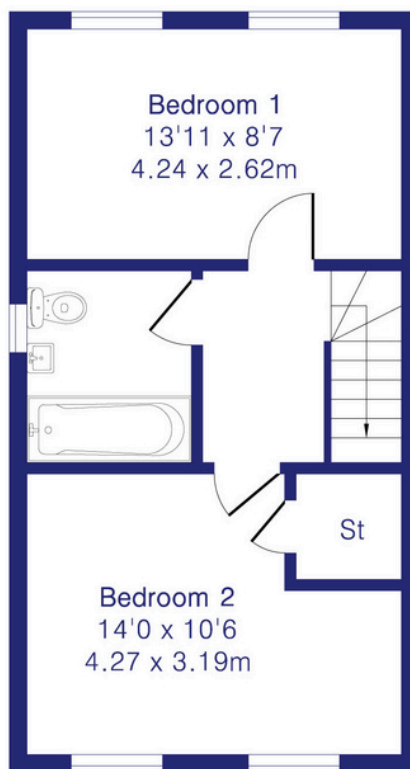
Approximate Gross Internal Area 756 sq ft - 70 sq m

Ground Floor Area 378 sq ft – 35 sq m

First Floor Area 378 sq ft – 35 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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