



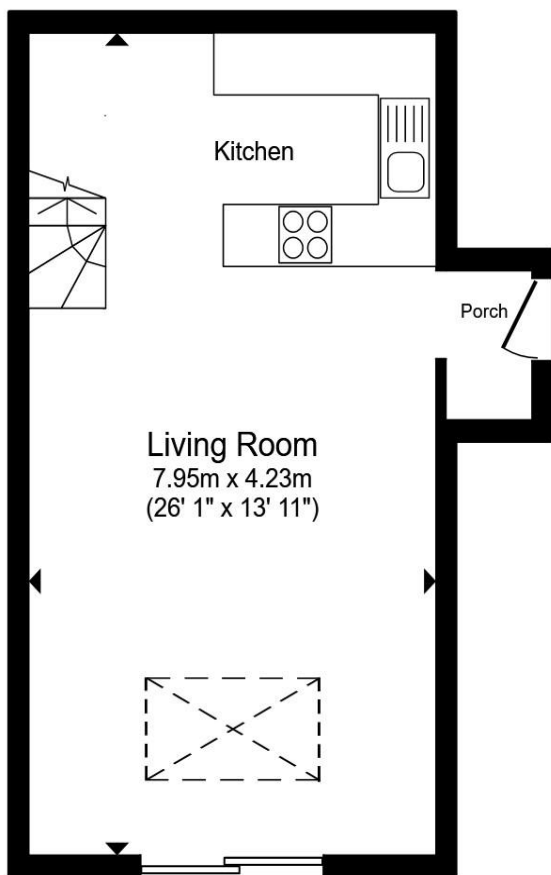
Ypres Way, Abingdon, OX14 1NG

welcome to

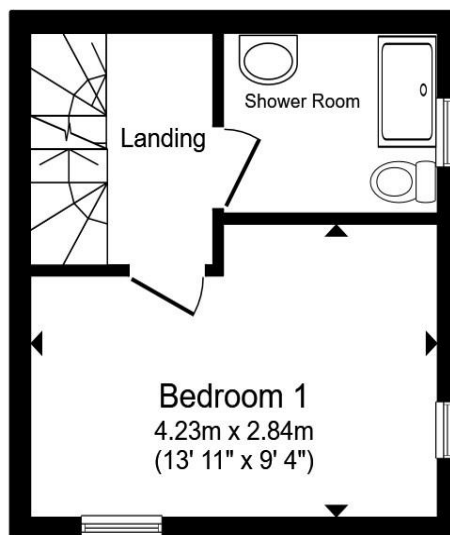
Ypres Way, Abingdon

Allen and Harris are proud to present this one/two-bedroom property presented in immaculate order throughout and has been both extended and fully modernised by our client to now offer a stylish modern home ideal for first time buyers. The property is approached via a front door leading into the centre point of this property, which has a bespoke modern kitchen with fitted appliances leading to an open plan sitting/dining room, the open plan kitchen/sitting dining room measures in excess of 26ft in length with patio doors leading out to the rear garden and a sky light window making this a very light and airy room. There are stairs from the kitchen that lead to the first floor, which gives access to a completely refurbished and modernised shower room/wet room with a very generous shower area with glass screen and integrated shower, leading on is the master bedroom which is very generous in size and measures in excess of 13ft and overlooks the rear garden.

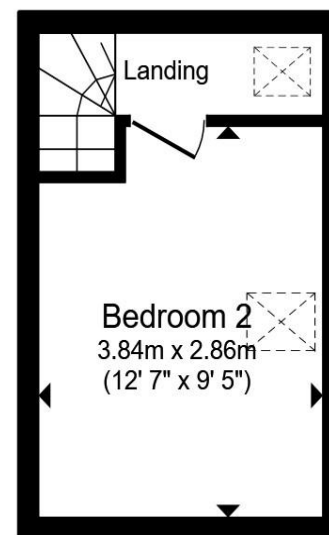




Ground Floor



First Floor



Second Floor

Total floor area 68.7 m² (740 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

welcome to

Ypres Way, Abingdon

- Immaculate Presentation Throughout
- Modernised and Extended
- Loft Conversion
- One/Two-Bedroom
- Open Plan
- Shower/Wet Room
- Rear Garden
- Allocated Parking Spaces

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£325,000

There is a further staircase leading to an ample loft conversion which has created an additional loft room/bedroom which measures in excess of 12ft in length.

To the rear and side are two separate sections of garden, the rear garden has an additional decked seating area perfect for entertaining.

To the rear there is a parking space allocated to the property.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108543



Property Ref:

ABI108543 - 0003

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.


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