



51

Oliver  
James

FOR SALE  
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Oliver  
James



Lindsay Drive,  
Abingdon, OX14 2RT

**£260,000**

### Description

A staggered terraced house in this popular North Abingdon location close to shops and comprehensive facilities plus a short walk from town centre and Oxford bus routes.

The property offers two bedrooms both with built-in storage, sitting room, kitchen/breakfast room, bathroom and gas central heating to radiators with new carpets recently fitted. Outside the property is an enclosed rear garden and allocated parking.

The property is situated in a cul-de-sac with cycle paths and walkways nearby and the property is a short walk from the College Oak public house, childrens playgroun and Rush Common primary school and within cycling distance of Radley Station.

The property has been recently decorated and is offers as END of CHAIN.





### Directions

Proceed out of Abingdon town centre via the Vineyard into the Oxford Road. At the end of the road turn right at the main roundabout into Twelve Acre Drive.

Take the second turning on the right into Peachcroft Road, then third right into Lindsay Drive. The property will then be found on the left hand side.

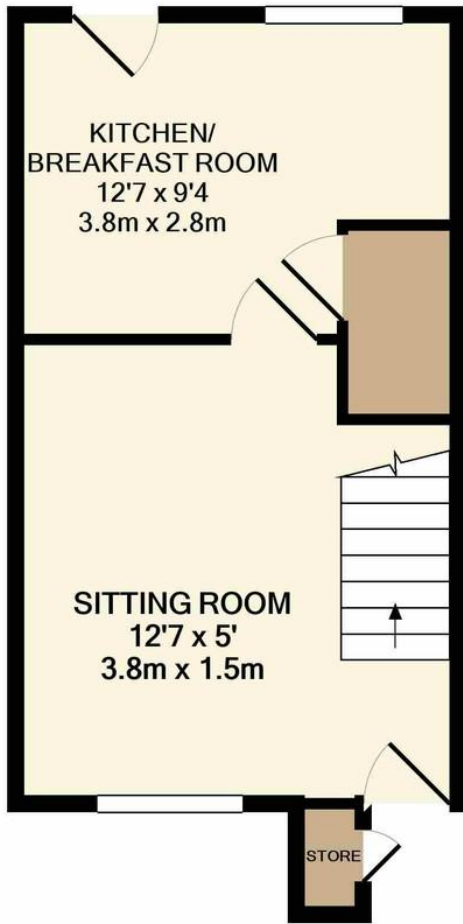
### Location

The property is situated on the northern side of Abingdon town, a short walk to the Oxford Road bus stops serving both Oxford and the town centre and quick access to the A34/M40. The market and river side town of Abingdon is situated c.6 miles to the south of Oxford and within easy reach of Didcot Station (c.8 miles) where London (Paddington) is reachable in 45 minutes.

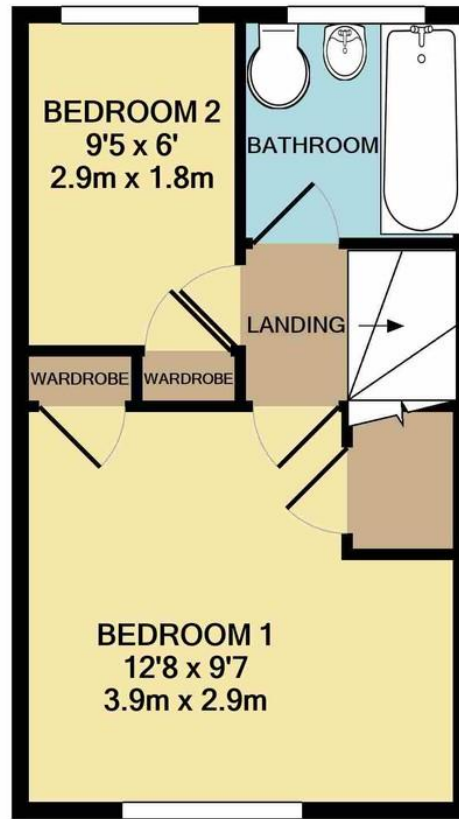
Within the town there are good leisure and shopping facilities, numerous well regarded state and private schools and Frilford Heath and Drayton golf courses close by.

The property is close to local shops, College Oak Public House and bus stops and the Parks, Abbey Meadow, White Horse leisure and tennis centre and Tilsley Park are also nearby.





GROUND FLOOR  
APPROX. FLOOR  
AREA 294 SQ.FT.  
(27.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 289 SQ.FT.  
(26.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 583 SQ.FT. (54.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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For further information, please contact:

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

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