



Oliver
James



**Berry Croft,
Abingdon, OX14 1JW**

£325,000

Description

Much improved semi detached house, situated just off the Wootton Road with three bedrooms and two reception rooms.

The first floor bathroom has been remodelled incorporating a shower over the bath and the kitchen has been refitted with modern units. Additional benefits include gas central heating and double glazing.

Outside the property there is a garage immediately to the side of the property and a particular feature is the large rear garden. Offering great potential to extend subject to normal consents.

The property is a short walk from Tesco Express, the town schools/collage and bus stops situated along the Wootton Road.



Directions

Leave Abingdon town centre via Stratton Way and turn left into Bath Street heading towards Wootton.

At the roundabout turn left into the Faringdon Road and first right into Larkhill Road. At the end of the road continue round to the right into Berrycroft and the house can be found on the left hand side.

Location

The property is situated on the northern side of the market and riverside town of Abingdon which in turn is situated c.6 miles from the city of Oxford.

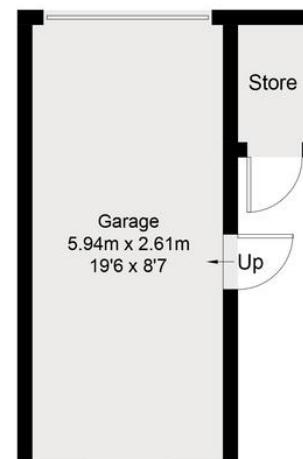
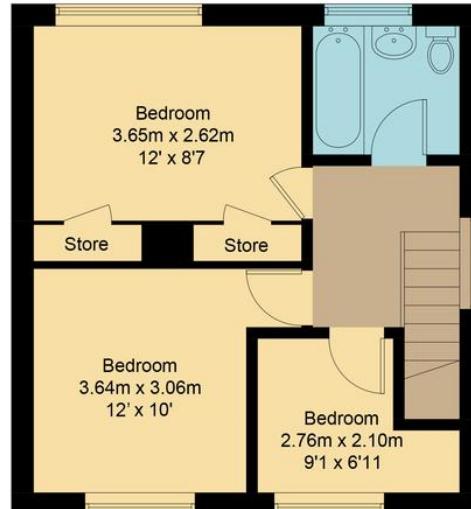
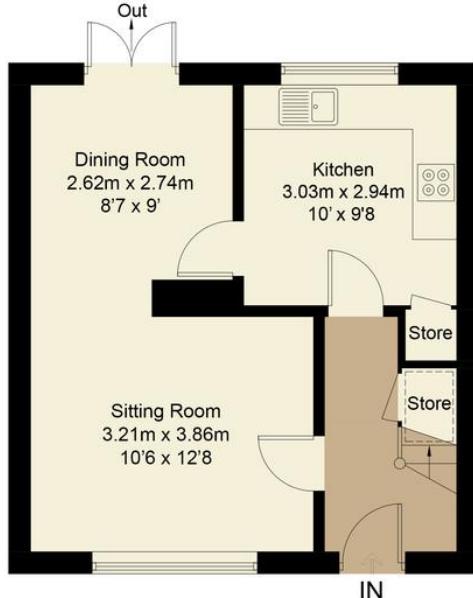
Within the town there are excellent shopping and leisure facilities with numerous well regarded state and private schools close by, plus Frilford Heath and Drayton golf courses. Within easy reach is Didcot Station (c.8 miles) where London (Paddington) is reachable in 45 minutes.

The North Access to the A.34 is only 1.5 miles away. The local area has a comprehensive range of independent schools including The Manor Prep, The School of St. Helen's and St Katharine, Our Lady's Convent Senior School, Abingdon School as well as a range of state schooling which are all within walking distance from this property.



Berry Croft, OX14

Approximate Gross Internal Area = 74.0 sq m / 796 sq ft
 Garage / Store = 17.4 sq m / 187 sq ft
 Total = 91.4 sq m / 983 sq ft



Oliver James

For further information, please contact:

Abingdon Office

www.oliverjamesproperty.com

E: abingdon@oliverjamesproperty.com

T: 01235 555007



Floor plan produced in accordance with RICS Property Measurement Standards.
 © Mortimer Photography. Produced for Oliver James.
 Unauthorised reproduction prohibited. (ID877027)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.