



32 South Avenue, Abingdon, Oxon OX14 1QR

## Guide Price £480,000 Freehold

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Great opportunity to purchase this Semi-Detached Family Home with No Forward Chain and Early Possession.

Features include Double Glazing, Gas Central Heating, Cloakroom, Lounge, extended Kitchen/Diner with further capacity for Play Room, Study or similar, Utility Room, 4 Bedrooms and Bathroom.

Outside are well maintained Gardens fully enclosed and of good size to Rear, Detached Garage and own Drive.

Located in a safe no through Road within this prime residential area.

Modernisation and Refurbishment are required which will appeal to a practically minded Purchaser. Subject to usual consents there is real scope to Extend and Improve the Accommodation.

Convenient for Schools to suit all ages, Public Transport, local shops and Abingdon supermarkets, commuting to Didcot (Parkway Station), Harwell, Milton Park and Oxford.

### Property Features

- Double Glazing
- Gas Central Heating
- Cloakroom
- Lounge
- Extended Kitchen/Diner
- Utility Room
- 4 Bedrooms
- Bathroom
- Garage
- Own Drive
- Front and Rear Gardens





Lounge



Cloakroom



Kitchen



Utility Room



Diner



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom

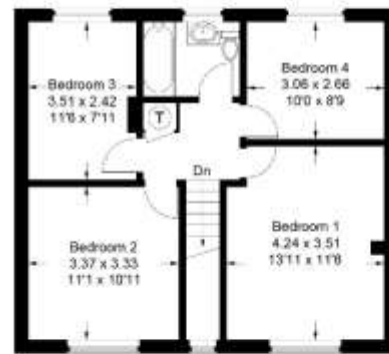


Rear Garden

Approximate Gross Internal Area  
 Ground Floor = 67.3 sq m / 724 sq ft  
 First Floor = 55.7 sq m / 600 sq ft  
 Garage = 11.9 sq m / 128 sq ft  
 Total = 134.9 sq m / 1452 sq ft



Ground Floor




First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

**Local Authority**

Vale of White Horse District Council

**Council Tax**

Band D

**Tenure Information**

Freehold

**Viewings**

Strictly by prior appointment only

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