



Oliver
James



Wildmoor Gate, Abingdon, OX14 1JP

£215,000

Description

A stylish and very well presented one bedroom ground floor apartment.

The light and airy accommodation offers over 600 sq ft of living space, therefore at the top end size wise for a one bedroom home.

The through kitchen/reception room is 28ft x 17ft in size with an extensively fitted kitchen proving ample storage and worktop space and French doors leading out to the rear.

This garden is south west facing and private offering a patio and garden with side pedestrian access.

Central heating is gas to radiators and the property is double glazed, a double bedroom and contemporary shower room complete the accommodation.

To the front there is a gravelled area and allocated parking space.





Directions

Leave Abingdon town centre via Stratton Way and turn left into Bath Street heading toward Wootton. Continue onto the Wootton Road and after the traffic lights by the college take the next turning on the left hand side into Evelin Road. Proceed to the end of the road and bear left into Wildmoor Gate. OX14 1JP.

Location

The property is situated on the northern side of Abingdon town centre and quick access to the A34.

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.

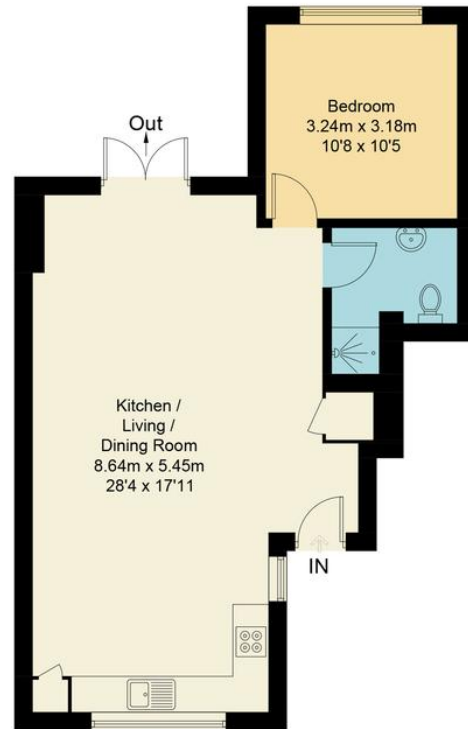
The property is close to local shops and bus stops and the Parks, Abbey Meadow, White Horse leisure and tennis centre and Tilsley Park are also nearby.





Wildmoor Gate, OX14

Approximate Gross Internal Area = 56.2 sq m / 605 sq ft
External Area = 71.3 sq m / 767 sq ft



Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-65)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		82	82
		EU Directive 2002/91/EC	

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