



Oliver
James



Woodley Close, Abingdon, OX14 1YH

£310,000

Description

A well laid out semi detached house in this favoured North Abingdon location.

The property offers two double bedrooms with an open plan sitting/dining room with archway to the remodelled kitchen and door to the rear garden.

The property benefits from a separate hall with staircase to the first floor and has gas central heating to radiators and replacement upvc double glazing making the home very cozy.

Outside the rear garden is a good size, enclosed and has a pedestrian side access. To the front of the property there is allocated parking and further garden.





Directions

Leave Abingdon town centre using Stratton Way and keep left on to the vineyard. Continue across the mini-roundabout onto the Oxford Road and proceed through the traffic lights. At the following large roundabout turn left onto Dunmore Road.

Take the third turning on the left-hand side on to Hanson Road and then take the second turning on the right hand side into Woodley Close. OX14 1YH.

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 bus stops and Tilsley Park and Abbey Meadow, White Horse leisure and tennis centre also nearby.



Approximate Gross Internal Area
 Ground Floor = 29.1 sq m / 313 sq ft
 First Floor = 26.3 sq m / 283 sq ft
 Total = 55.4 sq m / 596 sq ft

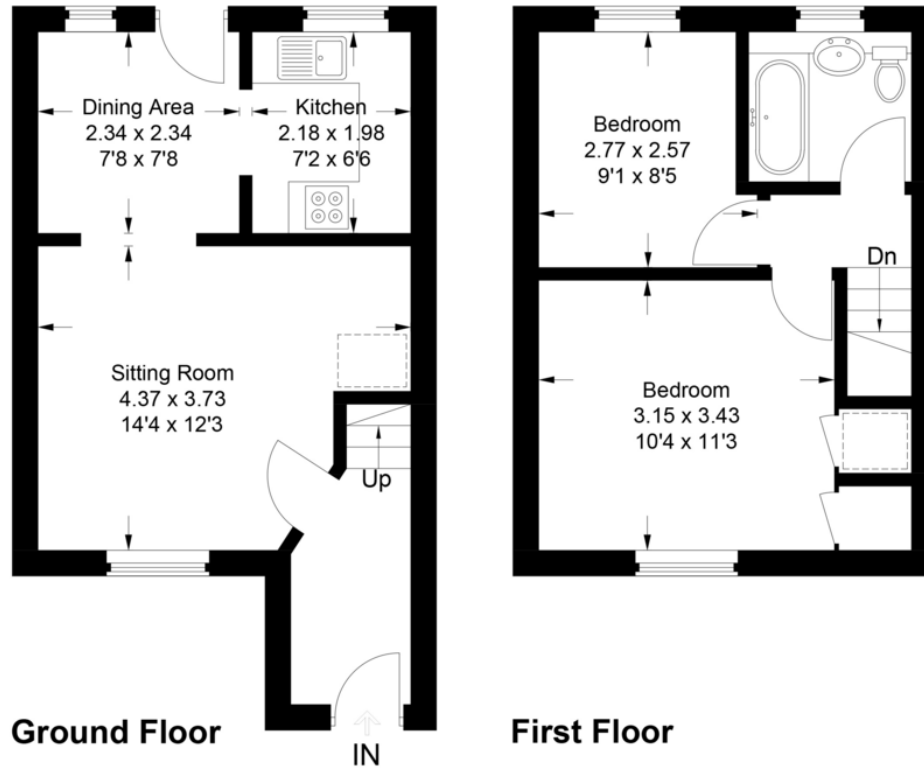


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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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