



Oliver  
James





# Waxes Close, Abingdon, OX14 2NG

**340,000**

## Description

An extended three bedroom town house with 1183 sq ft of space including the integral garage.

The property offers a cloakroom in the extended front aspect and a large open plan reception room to the rear which is 28ft in length including the dining area, accesses the galley kitchen and opens out onto the west facing rear garden.

The property has double glazing and gas central heating and is set for further improvements including converting the integral garage to living accommodation if desired.

On the first floor there are three bedrooms and a separate bathroom and W.C., the bathroom has been converted to a shower room. Outside there is a double width driveway to the front and an enclosed garden to the rear that benefits from rear pedestrian access.







### Location

The property is situated on the northern side of Abingdon town in popular Peachcroft, a short walk to the 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 35 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.

### Agents Notes

The property is Freehold and benefits from mains drainage, gas, electricity and water. The council tax is band C with the Vale of White Horse DC and the EPC rating is D.



Approximate Gross Internal Area  
 Ground Floor = 66.3 sq m / 714 sq ft  
 First Floor = 43.6 sq m / 469 sq ft  
 Total = 109.9 sq m / 1,183 sq ft  
 (Including Garage)

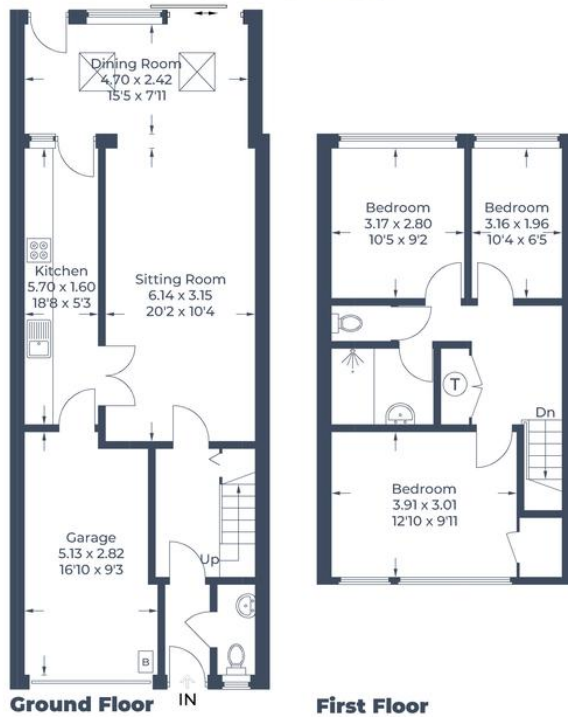


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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