



66 Cullerne Close, Abingdon OX14 1XJ



## 66 Cullerne Close

Extremely well presented two bedroom end of terrace house offering much improved and superbly presented accommodation well located within an established North Abingdon location, close by to many amenities and complemented by southerly facing rear gardens with gated access to hard standing parking facilities.

Cullerne Close is a sought after North Abingdon location offering easy pedestrian access to many nearby amenities including a doctor's surgery/pharmacy and is within the school catchment area for the Long Furlong and Dunmore primary schools and for older children Fitzharrys and John Mason secondary schools. There is a quick route onto the A34 leading to many important destinations north and south. Useful distances include Abingdon town centre (circa. 2.5 miles) and Oxford city (circa. 6 miles).

Leave Abingdon town centre using Stratton Way and keep left onto the Vineyard. Proceed across the mini-roundabout onto the Oxford Road. After some way turn left at the following large roundabout onto the Dunmore Road. Take the second turning on the left hand side onto Boulter Drive. Take the third turning on the right hand side onto Cullerne Close. On entering the close keep right where the property is clearly indicated by the 'For Sale' board.





## 66 Cullerne Close

- Welcoming entrance hall leading to stylish kitchen with a range of integrated electrical appliances and excellent selection of floor and wall units
- Open plan living room and dining room with door leading to rear gardens
- Two first floor spacious double bedrooms with built-in wardrobe cupboards complemented by recently refurbished family shower room
- Double glazed windows and gas radiator central heating
- Front gardens providing hard standing parking facilities
- Well maintained and fully enclosed southerly facing rear gardens with gated rear access and additional off street parking

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

Bedrooms: 2

Receptions: 1

Bathrooms: 1



## Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



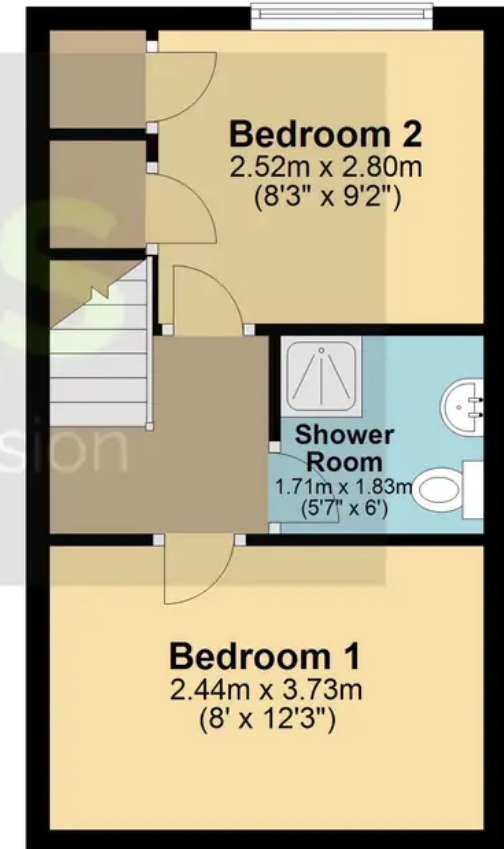
## Ground Floor

Approx. 26.4 sq. metres (284.0 sq. feet)



## First Floor

Approx. 25.8 sq. metres (277.4 sq. feet)



Total area: approx. 52.2 sq. metres (561.4 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Plan produced using PlanUp.