



11 The Court, Abingdon OX14 1LE





## 11 The Court

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Modern two-bedroom terrace house benefitting from open plan living room through to recently refurbished kitchen with a range of built-in electrical appliances and complemented by 39' landscaped rear gardens leading to parking area, well located within this established position offering convenient pedestrian access to many nearby amenities and schooling.

The Court is a small, modern development well-situated to offer easy pedestrian access to many amenities including shops, bus stops and the thriving town centre's wide range of facilities. There is a quick route onto the A34 leading to many important destinations. Useful distances include Radley railway station (circa. 2.8 miles) and Oxford city centre (circa. 7.9 miles).

**Bedrooms: 2**

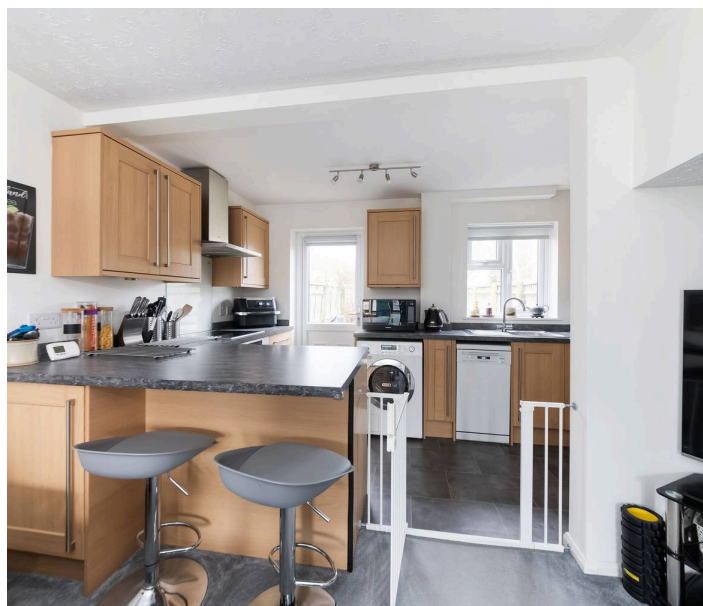
**Bathrooms: 1**

**Reception Rooms: 1**

**Council Tax Band: C**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**







## Key Features

- Large open plan living/dining room
- Recently refurbished well equipped kitchen with many built-in electrical appliances
- Spacious main double bedroom complemented by built-in wardrobe cupboards
- Further single bedroom benefitting from built-in wardrobe cupboards and complemented by family bathroom with white suite
- Fully enclosed 39' landscaped rear gardens with access to both allocated and visitor parking to the rear
- Well situated within easy access to many local amenities including excellent local schooling and transport links

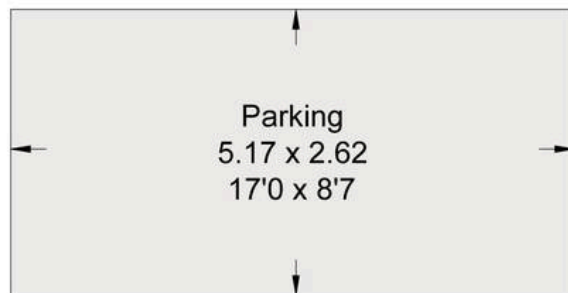




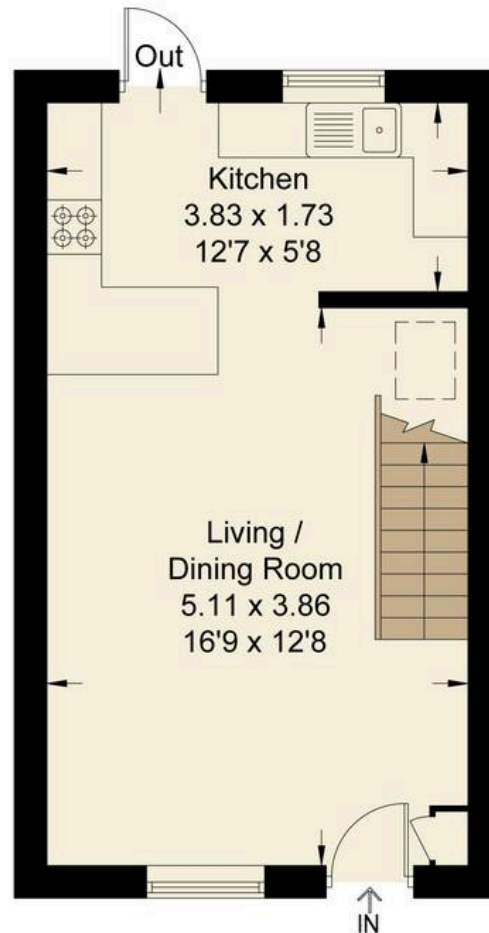
# The Court, OX14

Approximate Gross Internal Area = 54.0 sq m / 581 sq ft

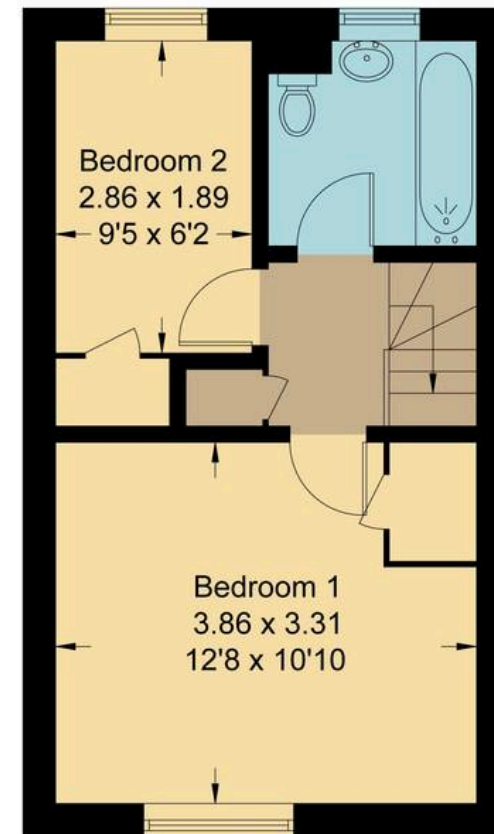
For identification only - Not to scale



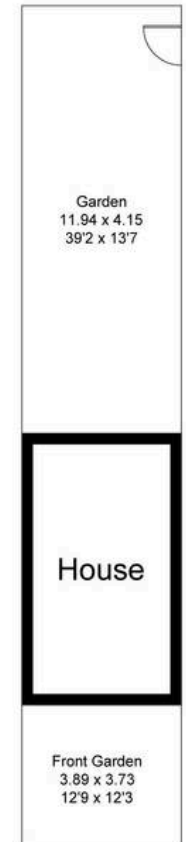
(Not Shown In Actual  
Location / Orientation)



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
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