



12 Sint Niklaas Close, Abingdon OX14 5QF



## 12 Sint Niklaas Close

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Spacious and well presented extended three-bedroom semi detached family home, situated in a very pleasant cul-de-sac location, close to nearby amenities, featuring private hard standing parking facilities leading to detached garage and well maintained, fully enclosed gardens, sold with no ongoing chain.

12 Sint Niklaas Close forms part of a small, quiet cul-de-sac and offers easy pedestrian access to many nearby amenities, including good schooling. There is a quick route onto the A34 leading to many important destinations north and south. Useful distances include Abingdon town centre (circa. 0.7 miles), Didcot with its useful mainline railway station to London Paddington (circa. 8 miles) and Oxford city centre (circa. 7 miles).

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



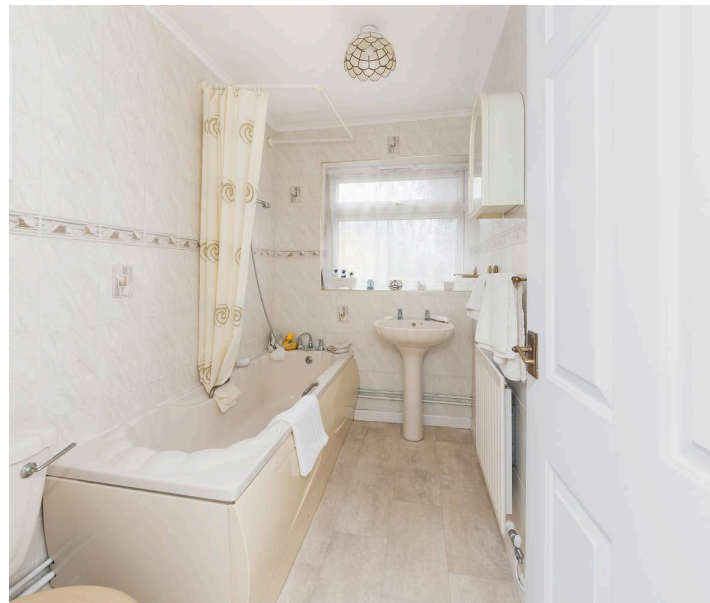




## Key Features

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- Entrance hall leading to delightful and very light and airy front living room with attractive feature fireplace
- Extended kitchen/dining room overlooking the rear gardens
- Three first floor bedrooms (including two double bedrooms) complemented by ground floor bathroom.
- Double glazed windows, mains gas radiator central heating and the property will be sold with no ongoing chain
- Outside the front gardens provide hard standing parking facilities to the side of the property and detached garage with light and power
- To the rear are well maintained and fully enclosed gardens





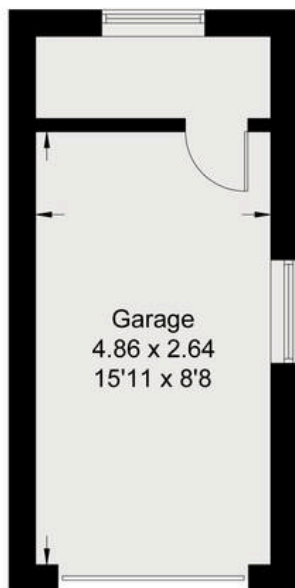
# Sint Niklaas Close, OX14

Approximate Gross Internal Area = 71.60 sq m / 771 sq ft

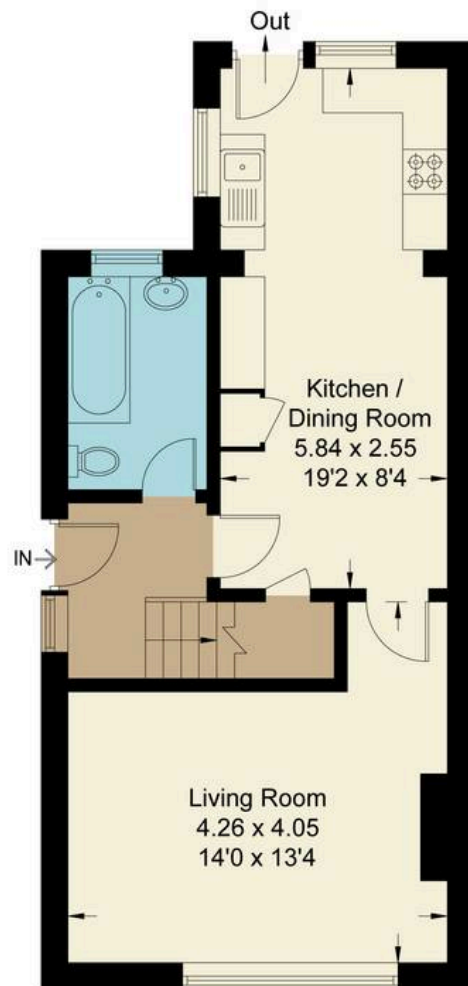
Garage = 15.70 sq m / 169 sq ft

Total = 87.30 sq m / 940 sq ft

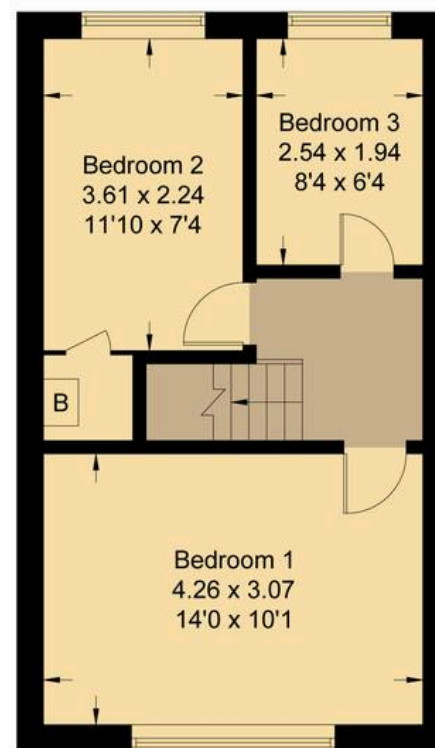
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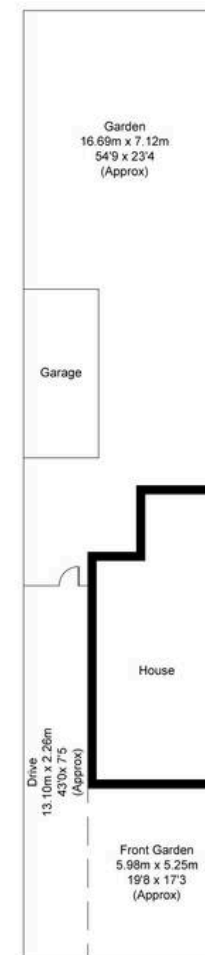
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Location / Orientation)



**Ground Floor**



**First Floor**



Floor plan produced in accordance with RICS Property Measurement Standards.  
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5 Ock Street, Abingdon,  
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T: 01235 553686  
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