



39 Fettiplace Road, Marcham OX13 6PL

39 Fettiplace Road

An immaculately presented three bedroom mid terrace home, well situated in this highly sought after Oxfordshire village, with versatile, light and generously proportioned accommodation.

Fettiplace Road is located within the heart of this popular village offering easy pedestrian access to many nearby amenities including post office, ancient parish church, primary school, public house and good sporting facilities. There is a quick route onto the A34 leading to many important destinations north and south including Oxford city (circa. 10 miles), Abingdon town (circa. 3 miles) and Didcot with its mainline railway station (circa. 8 miles) to London Paddington, ideal for commuters

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 2

Council Tax band: C

Tenure: Freehold

EPC: C

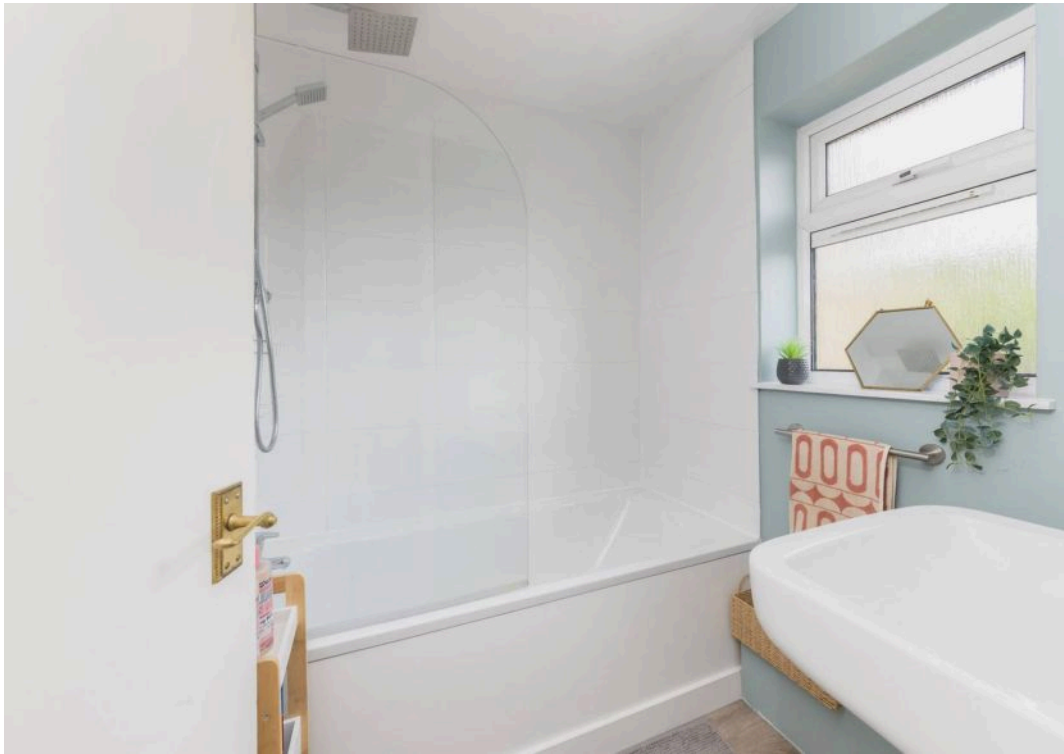




Key Features

- Spacious entrance hall with generous storage and contemporary ground floor shower room off
- Kitchen to the front aspect which is semi open plan to the principal living areas
- Wonderfully light living room with bi-folding doors opening onto a decked terrace and striking woodburning stove
- The living room is open plan to the good size dining room which in turn leads to the highly versatile additional reception space, ideal as a garden room, snug or craft room
- To the first floor are three good size bedrooms all of which benefit from built-in storage, complemented by the re-fitted family bathroom with white suite, shower over bath and separate WC
- Externally the property benefits from a good size front garden, currently laid to shingle. The existing owners are using this for parking. Brick built store
- The rear garden is predominantly laid to lawn with a decked terrace, storage shed and gated rear access









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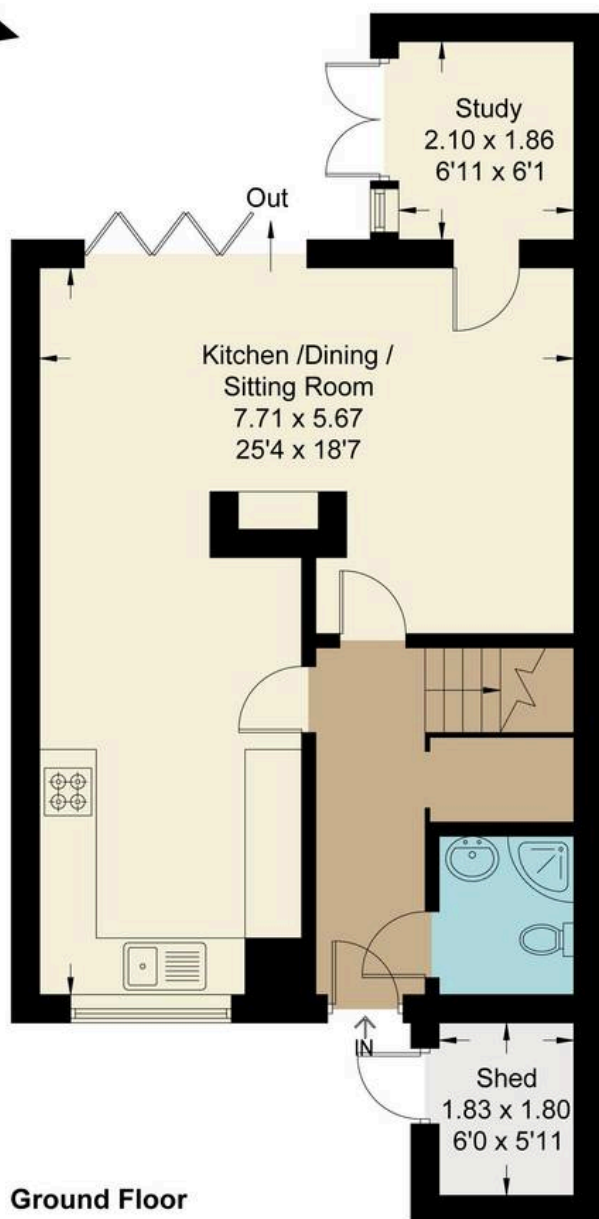
Fettiplace Road, OX13

Approximate Gross Internal Area = 91.90 sq m / 989 sq ft

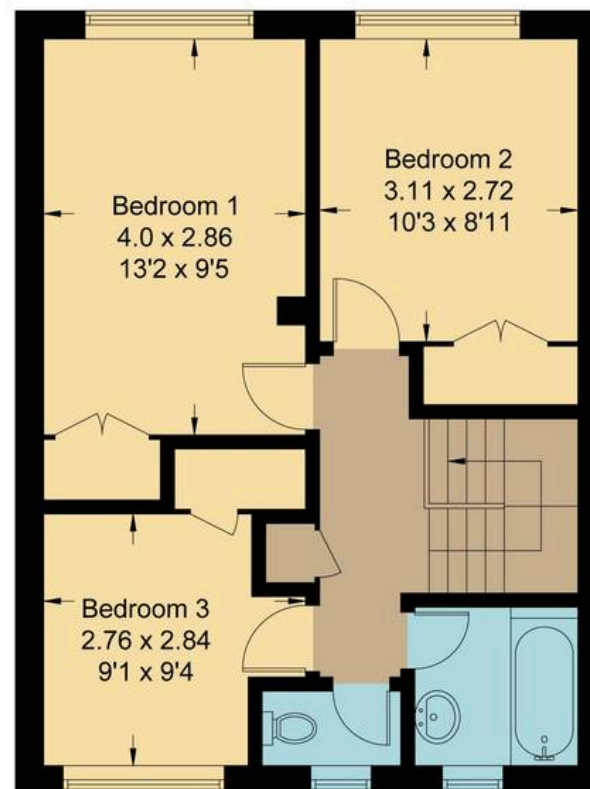
Shed Area = 2.60 sq m / 28 sq ft

Total Area = 94.50 sq m / 1017 sq ft

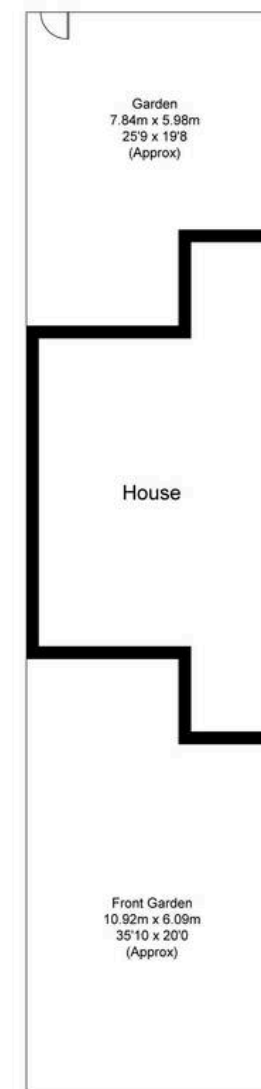
For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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5 Ock Street, Abingdon,
Oxfordshire, OX14 5AL
T: 01235 553686
E: abingdon@hodsons.co.uk
www.hodsons.co.uk