



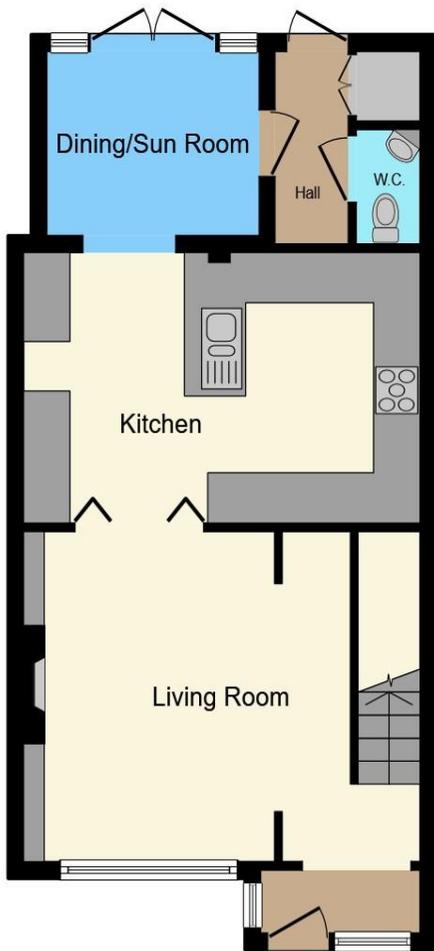
Overmead, Abingdon, OX14 5ND

welcome to

Overmead, Abingdon

Allen and Harris are proud to present this two-bedroom property situated in a popular area of Abingdon overlooking fields. The property is approached via an entrance porch giving access to a generous sitting room which measures in excess of 16ft and overlooks fields to the front aspect. Leading on is a modern kitchen/breakfast room which measures 18ft and includes a range of modern eye and base level units and includes ceramic tiled floor, space for a cooker, space for a fridge freezer, plumbing for a dishwasher and has spotlights to the ceiling. To the rear is an extension which has created an additional dining room with skylight and double-glazed French doors opening out to the rear garden, there is a door to the rear lobby and the rear lobby houses a downstairs cloakroom and a cupboard which has plumbing for a washing machine.

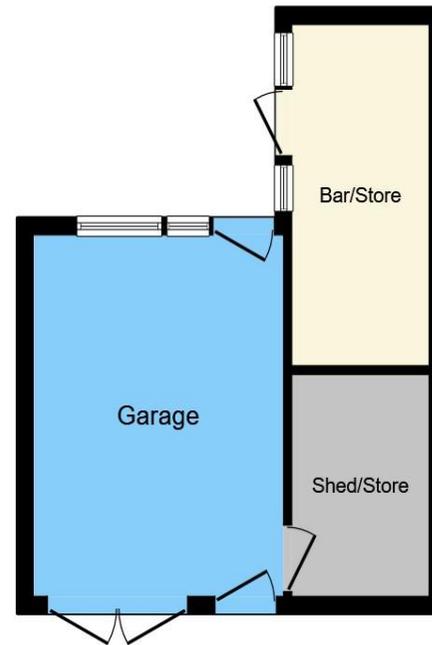




Ground Floor



First Floor



Outbuilding

Entrance Hall

Lounge

16' 8" x 12' 8" (5.08m x 3.86m)

Dining Room

10' 2" x 7' 5" (3.10m x 2.26m)

Kitchen

18' x 10' 6" (5.49m x 3.20m)

Rear Lobby

Landing

Bedroom One

8' 8" x 13' 6" (2.64m x 4.11m)

Bedroom Two

10' 4" x 9' 9" (3.15m x 2.97m)

W/C

Rear Garden

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Overmead, Abingdon

- **CHAIN FREE**
- Mid Terraced
- Two Bedroom
- Modern Kitchen/Breakfast Room
- Double-Glazed French Doors To Garden
- Overlooks Feilds to the Front Aspect
- Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of
£300,000

The first floor offers two generous bedrooms both with built in wardrobes and the main bedroom overlooks fields to the front aspect.

There is also a modern bathroom which comprises a low level wc, hand wash basin, heated towel rail, ceramic tiled floor and a double length shower cubicle with integrated shower and water jets.

To the rear is a pleasant garden with timber decked patio with the remainder laid to Astro turf with doors to a garage and a storage room both with light and power.

Overmead is in a prime area for nearby schools such as Caldecott primary school, Thames Side primary school, Abingdon school and the Unicorn School, making this a prime family home location.



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI107933



Property Ref:
ABI107933 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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