



Ashgate, Abingdon, OX14 5NF

welcome to

Ashgate, Abingdon

Set back from the main road and overlooking a pleasant green space, this well-presented three-bedroom family home offers a modern open-plan kitchen/diner along with both front and rear gardens. Accessed via the fenced front garden, the property opens into an entrance porch leading through to the ground floor. The spacious open-plan kitchen/diner features a modern contemporary kitchen with an integrated oven, induction hob, and a stylish feature extractor set above the breakfast bar. Patio doors open directly onto the rear garden, and the dining area flows seamlessly into the lounge, which also connects back to the hallway.



Floor plan to follow....

welcome to

Ashgate, Abingdon

- Three Bedrooms
- Open-Plan Kitchen/Diner
- Built-In Wardrobes
- Front and Rear Gardens
- Residents Parking

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

OFFERS OVER:

£325,000

Upstairs, the property provides two generous bedrooms-one with built-in wardrobes-and a third bedroom that benefits from a walk-in storage cupboard/wardrobe. The generous family bathroom includes a panelled bath with screen, hand wash basin, and WC.

Outside, the rear garden is mainly laid to lawn, while residents' parking is available to the side of the property.

This property would suit a first time buyer or somebody looking for a generous family home.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108595



Property Ref:
ABI108595 - 0003

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01235 553777



abingdon@allenandharris.co.uk



1 High Street, ABINGDON, Oxfordshire, OX14 5BD



allenandharris.co.uk