



## 219A Saxton Road

| Abingdon | OX14 5HQ

Offers over £210,000

We are pleased to present this single-bedroom end of terraced property located in Saxton Road, Abingdon.

The property consists of – Sitting Room, Kitchen, Bedroom and a Bathroom.

This property offers well-proportioned accommodation and is situated close to local amenities and good communication links such as the A415 and A34. The river Thames is right on the doorstep where landing stages for the docking and mooring of boats are provided.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Sitting Room

20'1" x 8'7"

The sitting room is a lengthy spacious room featuring built in storage space, a window and laminated flooring. A stairway from here leads to the first floor.

## Kitchen

13'8" x 8'7"

The kitchen flows seamlessly from the sitting room and is fitted with storage cupboards and built-in utilities, including an oven and hob and extractor fan. The room also features tiled flooring and a half panel glass door with side window that exits to the courtyard at the back of the property.

## Bedroom

14'5" x 8'9"

This double bedroom is on the first floor and sits at the back of the property. The room features two windows and carpeted flooring.

## Bathroom

7'1" x 5'6"

The bathroom is equipped with toilet, wash hand basin and bath facilities.

## Garden

At the front of the property there is bricked paving offering off street parking that also leads to the front door. The enclosed courtyard at the back is covered with blocked paving and gravel.

## Disclaimer

- 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 will be 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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

