



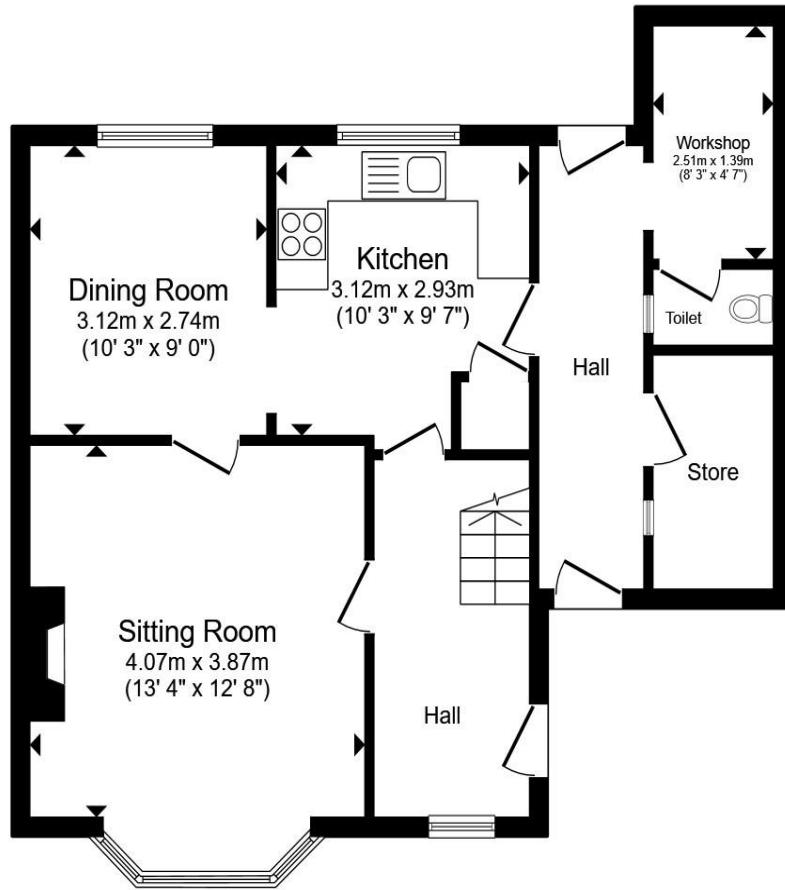
Berry Croft, Abingdon, OX14 1JL

welcome to

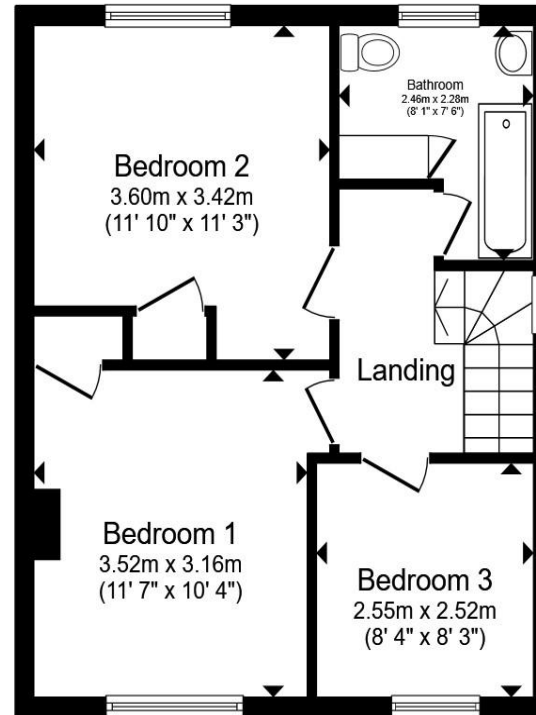
Berry Croft, Abingdon

Allen and Harris are proud to present this three-bedroom property to the market, in need of some modernisation but offers scope to renovate and extend subject to planning. The property is approached via an entrance hall giving access to the sitting room, which measures in excess of 13ft in length and features a double-glazed box bay window to front aspect. Leading on is a convenient dining room with a double glazed window overlooking the rear garden and has a door through to the kitchen, the kitchen offers a range of eye and base level units, with space for a cooker, space for a fridge, and space for a washing machine, there is also a door leading out to a covered side lobby which is generous in size and gives access to two useful outbuildings and access to the rear garden.





Ground Floor



First Floor

Total floor area 99.7 m² (1,073 sq.ft.) approx

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.propertybox.io

welcome to

Berry Croft, Abingdon

- Chain free
- Three bedrooms
- Rear Garden
- Located in North Abingdon
- Two reception rooms

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

guide price

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108740



Property Ref:
ABI108740 - 0005

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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