



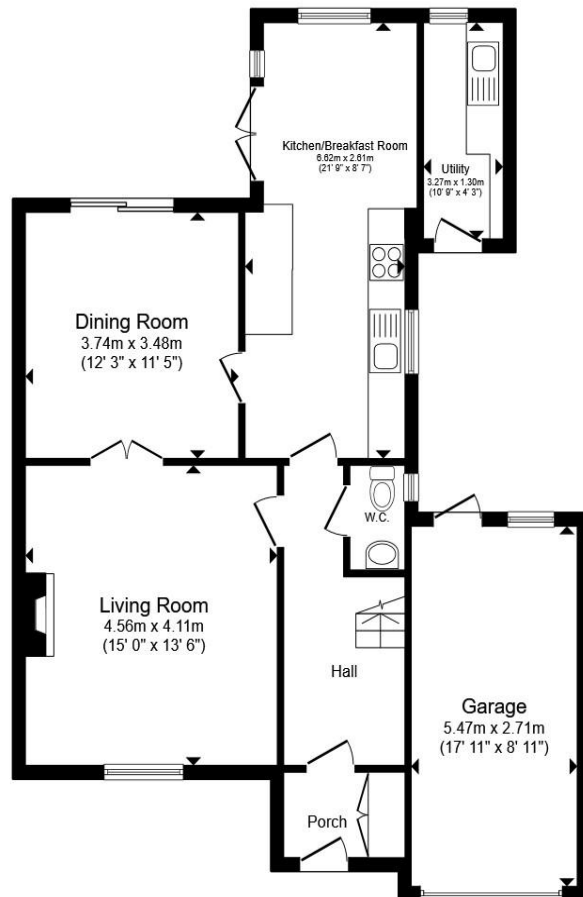
Trinity Close, Abingdon, OX14 2QE

welcome to

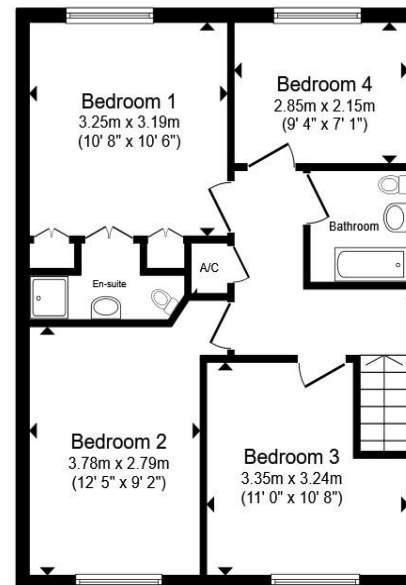
Trinity Close, Abingdon

Allen and Harris are proud to present this four-bedroom link-detached property situated in a very popular location within Abingdon and offered with no onward chain. The property is approached via an entrance porch which leads onto the entrance hall giving access to the downstairs cloakroom, sitting room and kitchen/breakfast room. The living room is very generous in size and measures in excess of 15ft in length, leading on is a very substantial modern kitchen/breakfast room which measures in excess of 21ft in length, the kitchen/breakfast room offers a full range of eye and base level units, and French doors which open out to the rear garden. To the left is a generous dining room which overlooks the rear garden, there is also a useful utility room which completes the ground floor accommodation.





Ground Floor



First Floor

Total floor area 134.0 m² (1,442 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



Agents Note 1:

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Agents Note 2:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Trinity Close, Abingdon

- Four Bedroom Link Detached Property
- No Onward Chain
- Benefiting From A Downstairs Cloakroom
- En-Suite Shower Room To Master
- French Doors Opening To Rear Garden
- Well Established Rear Garden
- Garage
- Driveway Parking

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

guide price

£525,000

To the first floor are four bedrooms, the master bedroom measures in excess of 10ft and benefits from an en-suite shower room, bedroom two measures in excess of 12ft, there is also a well-appointed family bathroom.

To the rear is a well-established and pleasant garden with a variety of shrubs and mainly laid to lawn, to include a patio area perfect for entertaining and a useful vegetable patch.

To the front is a garage which measures in excess of 17ft and a very generous driveway providing parking for several cars.



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108648



Property Ref:
ABI108648 - 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.


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