



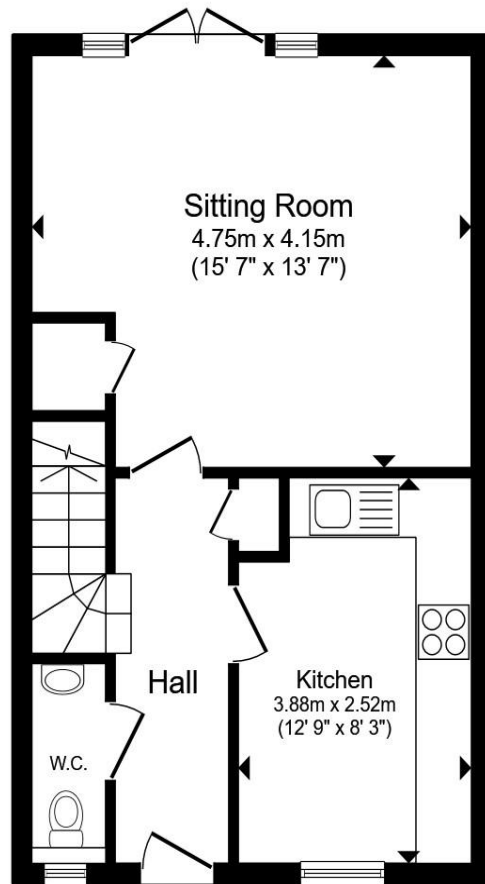
Caldecott Chase, Abingdon, OX14 5GZ

welcome to

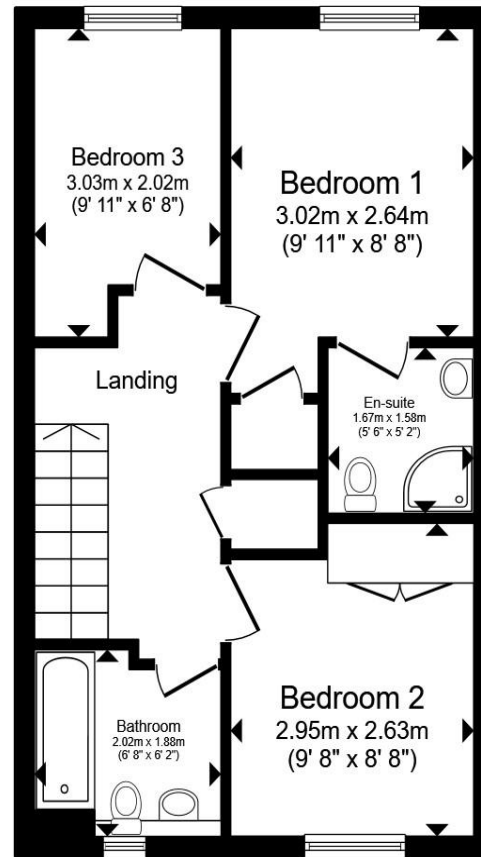
Caldecott Chase, Abingdon

Allen and Harris are proud to present this three-bedroom property presented in very good condition and in a very popular location in central Abingdon. The property is approached via an entrance hall, which gives access to a useful downstairs cloakroom, kitchen & sitting dining room. The kitchen is modern, light and airy and for convenience has built in appliances and a ceramic tiled floor. Leading on is a very impressive sitting dining room, measuring in excess of 15ft and with double glazed French doors opening out to the rear garden. To the first floor are three bedrooms, the main bedroom measuring in excess of 9ft thoughtfully overlooks the rear garden and Caldecott primary school playing fields and has a modern en-suite shower room. Bedroom two is also generous in size and overlooks a green to the front aspect, bedroom three is also ample and measures in excess of 9ft. The family bathroom is modern and offers all the convenience of living in a modern home.





Ground Floor



First Floor

Total floor area 77.2 m² (831 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

Caldecott Chase, Abingdon

- Modern Kitchen & Bathroom
- Sitting Dining Room
- 3 Bedrooms
- En-Suite To Master Bedroom
- Pleasant Rear Garden
- Allocated Parking
- Overlooking Green To Front
- Overlooking Playing Fields To Rear

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£365,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108798



Property Ref:
ABI108798 - 0002

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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